Attachment 1: Review Matrices

Relationships Among Proposed 2007-08 Comprehensive Plan Amendments

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	2.	Viewpoint Neighborhood Plan Update and Overlake Neighborhood Residential Subarea Update.	7
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	1.	Revise Limits on Restaurants in Manufacturing Park (Pomegranate).	64
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AMENDMENT A1 – UPDATE AND IPMLEMENT OVERLAKE NEIGHBORHOOD PLAN

Brief description of the proposed amendment

The City last updated the Overlake Neighborhood Plan in 1999, including updates to implementing provisions such as land use regulations and the Transportation Facility Plan. Several of the most significant issues addressed in the update concerned two portions of the neighborhood: the Shopping and Mixed Use Area, now referred to as the Overlake Village District (OV), and the Employment Area, now referred to as the Overlake Business and Advanced Technology District (OBAT).

Since the update of the neighborhood plan, development has proceeded consistent with the land use vision for OBAT. Progress on the vision for the Village has been slower. Construction of the Villages at Overlake Station in 2000 added 308 dwellings. While there has been some developer interest in additional residential or potentially mixed-use developments, the City has received only one formal application.

This amendment will involve updates related primarily to the OV and OBAT Districts. Major outcomes include: identification of preferred light rail system alignment and station location(s); a master plan for OV to guide infill development, transportation improvements, and other investments; and, updates to the Community Development Guide, Comprehensive Plan and Transportation Master Plan.

Specifically, updates to the OV District will focus on identifying barriers and opportunities to achieving the vision for the area; identification of how City planning, zoning and investments can attract the envisioned development; and, a timeline of the appropriate phasing for City actions.

In the study area as a whole, updates will focus on identifying the City's preferences regarding land use and transportation through 2030; whether the commercial development cap should be increased, under what conditions, and to what level; identification of transportation, public facilities and services project and program improvements that may be needed to support additional development; identification of opportunities to improve connections between the various districts of the Overlake Neighborhood and the connections between this neighborhood and those adjacent neighborhoods; and other updates as needed, such as land use designation and zoning for proposed change of the Redmond-Bellevue boundary along NE 28th Street.

	Proposed Amendment	Impact on Subject Amendment
A1	Update and Implement the	N/A
	Overlake Neighborhood	
	Plan	

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Plan update.
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Plan update since
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It is unlikely that the amendment related to the 127-acre Keller property will affect the implementation and refinement of the Overlake Neighborhood Plan. Remove Green Street designation on portion of NE 51st Street		Proposed Amendment	Impact on Subject Amendment
Case Remove Green Street designation on portion of NE S1st Street	C1		
Remove Green Street designation on portion of NE 51st Street		S	
any change or revision to the Green Street designation on the north side of 51st Street between SR 520 and 14sth Avenue NE would involve a revision to the Overlake Neighborhood Plan. C3 Policy & regulatory revisions in the Overlake Design District (Group Health) C4 Revise limits on restaurants in the Manufacturing Park zone (Pomegranate) C5 Land use and zoning change from a Manufacturing Park (MP) designation to a Business Park (BP) designation for the Chee property. C5 Policy & regulatory revision to the Green Street designation on the north side of 51st Street between SR 520 and 14sth Avenue NE would involve a revision to the Overlake Neighborhood Plan. C6 Policy & regulatory revision to the Green Street designation on the north side of 51st Street between SR 520 and 14sth Avenue NE would involve a revision to the Overlake Neighborhood Plan update. C6 Policy & regulatory revision to the Green Street designation on the north side of 51st Street between SR 520 and 14sth Avenue NE would involve a revision to the Overlake Neighborhood Plan update. C6 Policy & regulatory revision to the Overlake Design District policies and regulations are being considered in coordination with the Overlake Neighborhood Plan update. C6 Policy & regulatory revision to the Overlake Design District policies and regulations are being considered in coordination with the Overlake Neighborhood Plan update. It is unlikely that changes in allowed restaurant seating in the Manufacturing Park to Business Park zone, with the intent of developing a residential/mixed-use building, is unlikely to affect the Overlake Neighborhood Plan update. C6 Policy & regulatory mendments considered in coordination with the Overlake Neighborhood Plan update. It is unlikely that changes in allowed restaurant seating in the Manufacturing Park to Business Park zone, with the intent of developing a residential/mixed-use building, is unlikely to affect the Overlake Neighborhood Plan update.		S	
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change from Multi-Family tion to a General Commercial Designation is unlikely to	<i>D</i> 4	S	
Urban/R-12 to General affect the Overlake Neighborhood Plan update.			_
Commercial for the			arreet the Overtake renginoorhood I fan update.
Richardson property			

Consistency with the Community Development Guide		
There will likely be a number of amendments required to either the text or maps of the Redmon		
_	help implement updates to the neighborhood plan. Overall	
	evelopment Guide is being evaluated as part of the Planning	
Commission's review of updates to		
	ive Plan Amendment Criteria (Policy PI-16)	
Consistency with the Growth	The Planning Commission is evaluating the consistency of	
Management Act, the Proce-	the proposed Overlake Neighborhood Plan refinement and	
dural Criteria, VISION 2020 or	implementation with the Growth Management Act, the	
its successor, and the County-	procedural criteria and the Countywide Planning Policies	
wide Planning Policies	as part of the individual review of this amendment.	
Consistency with the Compre-	The Planning Commission is evaluating the consistency of	
hensive Plan, including the pre-	the amendment with the Comprehensive Plan policies and	
ferred land use pattern in the	the preferred land use pattern in the Land Use Element as	
Land Use Element	part of the individual review of the Overlake Neighbor-	
	hood Plan implementation and refinement.	
The capability of the land for	The Planning Commission is evaluating the capability of	
development including the	land for development, including the prevalence of sensitive	
prevalence of sensitive areas	areas as part of the individual review of the Overlake	
	Neighborhood Plan implementation and refinement.	
The capacity of public facilities	The capacity of public facilities and services and whether	
and services, and whether public	public facilities and services can be provided cost effec-	
facilities and services can be pro-	tively at the intensity allowed will be considered as part of	
vided cost-effectively at the pro-	the individual review of the Overlake Neighborhood Plan	
posed density/intensity	implementation and refinement, as well as through any re-	
	sulting site specific development proposals.	
Whether the proposed land use	The neighborhood planning process includes discussion of	
designations or uses are com-	nearby land use designations or uses and will be evaluated	
patible with nearby land use des-	through the updates to the neighborhood plan.	
ignations or uses	Some of the actions taken to update and implement the	
If the amendment proposes a	1 1	
change in allowed uses in an area, the need for the land uses	Overlake Neighborhood Plan may include changes in allowed land use. However, these changes are not expected	
which would be allowed and	to result in a net loss of housing capacity and may actually	
whether the change would result	increase this capacity.	
in the loss of capacity to accom-	mercase uns capacity.	
modate other needed uses, espe-		
cially whether the proposed		
change complies with policy HO-		
16, the City's policy of no-net		
loss of housing capacity		
Potential general impacts to the	Potential general impacts to the natural environment in-	
natural environment, such as	clude those associated with more intensive and infill de-	
impost to oritical areas and	volonment	

velopment.

impact to critical areas and

other natural resources

Potential general economic im-	The addition of housing capacity and mixed-use develop-
pacts, such as impacts for busi-	ments may have an effect on property values in the area
ness, residents, property owners,	which may in turn increase the tax base for the City.
or City Government	
For issues that have been con-	N/A
sidered within the last four an-	
nual updates, whether there has	
been a change in circumstances	
that makes the proposed	
amendment appropriate or	
whether the amendment is	
needed to remedy a mistake	

Review Matrix (return to Table of Contents) Proposed 2007-08 Comprehensive Plan Amendments AMENDMENT A2 -VIEWPOINT NEIGHBORHOOD PLAN UPDATE

Brief description of the proposed amendment:

Currently, policies and regulations for the Viewpoint neighborhood are included with policies and regulations for Overlake in the Comprehensive Plan and Development Guide. While the Comprehensive Plan includes a long-range vision for Viewpoint, there is only one policy specific to this neighborhood. This amendment will propose changes to the Comprehensive Plan and Community Development Guide specific to the Viewpoint neighborhood. Focus groups and neighborhood open houses took place earlier in 2007. A Citizen Advisory Committee will begin work to develop the neighborhood plan and regulations in fall 2007.

Closely coordinated with this effort will be updates to single-family residential policies and regulations for single-family portions of the Overlake neighborhood. Please see <u>item B7</u>.

	Proposed Amendment	Impact on Subject Amendment
A1	Update and Implement the	The implementation and refinement of the Overlake
	Overlake Neighborhood	Neighborhood Plan could have some effect on the View-
	Plan	point Neighborhood Plan. For example, the Overlake pro-
		ject will include consideration of preferences regarding
		land use and transportation through 2030 as well as light
		rail station areas and corridors. Updates to the Overlake
		Neighborhood Plan and the Viewpoint Neighborhood Plan
		will be coordinated, which will facilitate the separation of
		the two neighborhoods, as Viewpoint is currently included
		as a sub-area of Overlake.
A2	Update Viewpoint	N/A
	Neighborhood Plan	
A3	Shoreline Master Program	Changes to required setbacks from shorelines of the state
	Update	as well as regulations pertaining to public view corridors
		could potentially impact updates to the Viewpoint
		Neighborhood Plan, since the neighborhood borders Lake
		Sammamish and the Sammamish River.
A4	Updates to land use and	The updates to land use and transportation policies and
	transportation policies and	regulations related to high capacity transit (HCT) planning
	regulations related to high	are unlikely to affect the update of the Viewpoint
	capacity transit planning	Neighborhood Plan.
A5	Adoption of Financial	It is unlikely that the adoption of the Financial Functional
	Functional Plan and Other	Plan will affect the implementation and revision of the
	Functional Plan Updates	Viewpoint Neighborhood Plan.
B 1	Transportation Master	Updates to the TMP and Transportation Element are
	Plan and Transportation	unlikely to impact the Viewpoint Neighborhood Plan up-
	Element Updates	date.

	Proposed Amendment	Impact on Subject Amendment
B2	Parking-related Policies &	Updates to parking policies and regulations in the Down-
	Regulations update to im-	town area are unlikely to affect this update to the View-
	plement recommendations	point Neighborhood Plan, an area with significantly differ-
	of Downtown parking	ent land uses and parking needs.
	management study group	. 0
В3	General Sewer Plan Up-	The General Sewer Plan Update will take into account de-
	date	velopment potential, and thus sewer service demand, in the
		Viewpoint neighborhood.
B4	Manufacturing-related	It is unlikely that changes to Manufacturing-related poli-
	policies & regulations up-	cies and regulations will impact the Viewpoint Neighbor-
	date	hood Plan update since Viewpoint is almost entirely resi-
		dential.
B5	North Redmond "Wedge"	It is unlikely that the "Wedge" Subarea Plan would impact
	Subarea Plan	the Viewpoint Neighborhood Plan update.
B6	Neighborhood Commercial	It is possible that changes to Neighborhood Commercial
	Policy & Regulatory Up-	policies and regulations would impact the Viewpoint
	date	Neighborhood Plan since it is possible that the Viewpoint
		Neighborhood Plan update could include recommending
		locations for Neighborhood Commercial zoning.
B7	Overlake Single-Family	Updates to the policies and regulations relating to the sin-
	Residential Policy & Regu-	gle-family residential portions of Overlake will be closely
	latory Update	coordinated with the Viewpoint Neighborhood Update
		since the areas are close in proximity and share similar
		land use issues. Ideas generated through a common public
		process may be applied to both areas of the city.
C1	Land use and zoning	It is unlikely that the potential amendments to the Com-
	change for the 127-acre	prehensive Plan and Community Development Guide spe-
	Keller property	cific to the Keller property will affect the update of the
		Viewpoint Neighborhood Plan.
C2	Remove Green Street des-	The removal of the Green Street designation from the
	ignation on portion of NE	north side of NE 51 st Street west of SR 520 in the Overlake
	51 st Street	neighborhood will not affect the update of the Viewpoint
		Neighborhood Plan.
C3	Policy & regulatory revi-	Changes to the Overlake Design District policies and regu-
	sions in the Overlake De-	lations are being considered in coordination with the Over-
	sign District (Group	lake Neighborhood Plan update. That plan update could,
	Health)	as noted in row A1, have some effect on the Viewpoint
		Neighborhood Plan.
D 1	Revise limits on restau-	It is unlikely that changes in allowed restaurant seating in
	rants in the Manufactur-	the Manufacturing Park zone will impact the Viewpoint
	ing Park zone (Pomegran-	Neighborhood Plan update since none of Viewpoint is
	ate)	zoned as a Manufacturing Park.

	Proposed Amendment	Impact on Subject Amendment
D2	Land use and zoning	The potential change from a Manufacturing Park to Busi-
	change from a Manufac-	ness Park zone, with the intent of developing a residen-
	turing Park (MP) designa-	tial/mixed-use building, is unlikely to affect the Viewpoint
	tion to a Business Park	Neighborhood Plan update.
	(BP) designation for the	
	Chee property.	
D3	Land use and zoning	The potential change from a Manufacturing Park to Busi-
	change from a Manufac-	ness Park zone, with the intent of developing a residen-
	turing Park (MP) designa-	tial/mixed-use building, is unlikely to affect the Viewpoint
	tion to a Business Park	Neighborhood Plan update.
	(BP) designation for the	
	Kent property.	
D4	Land use and zoning	The potential change from a Multi-Family Urban designa-
	change from Multi-Family	tion to a General Commercial Designation is unlikely to
	Urban/R-12 to General	affect the Viewpoint Neighborhood Plan update.
	Commercial for the	
	Richardson property	

Consistency with the Community Development Guide

There will likely be a number of amendments required to either the text or maps of the Redmond Community Development Guide to help implement updates to the neighborhood plan. Overall consistency with the Community Development Guide will be evaluated as part of the Planning Commission's review of updates to the neighborhood plan.

consistency with the Community Development Guide will be evaluated as part of the Planning		
Commission's review of updates to the neighborhood plan.		
Consistency with the Comprehensive Pl	an Amendment Criteria (Policy PI-16)	
Consistency with the Growth Man-	The Planning Commission will evaluate the consis-	
agement Act, the Procedural Criteria,	tency of the proposed Viewpoint Neighborhood Plan	
VISION 2020 or its successor, and the	update with the Growth Management Act, the proce-	
Countywide Planning Policies	dural criteria and the Countywide Planning Policies	
	as part of the individual review of this amendment.	
Consistency with the Comprehensive	The Planning Commission will evaluate the consis-	
Plan, including the preferred land use	tency of the amendment with the Comprehensive	
pattern in the Land Use Element	Plan policies and the preferred land use pattern in the	
	Land Use Element as part of the individual review of	
	the Viewpoint Neighborhood Plan update.	
The capability of the land for devel-	The Planning Commission will evaluate the capabil-	
opment including the prevalence of	ity of land for development, including the prevalence	
sensitive areas	of sensitive areas as part of the individual review of	
	the Viewpoint Neighborhood Plan update.	
The capacity of public facilities and	The capacity of public facilities and services and	
services, and whether public facilities	whether public facilities and services can be provided	
and services can be provided cost-	cost effectively at the intensity allowed will be con-	
effectively at the proposed den-	sidered as part of the individual review of the View-	
sity/intensity	point Neighborhood Plan update, as well as through	
	any resulting site specific development proposals.	

Whether the proposed land use desig-	The neighborhood planning process includes discus-
nations or uses are compatible with	sion of nearby land use designations or uses and will
nearby land use designations or uses	be evaluated through the updates to these criteria in
	the neighborhood plan.
If the amendment proposes a change	Some of the action taken to implement the update to
in allowed uses in an area, the need	the Viewpoint Neighborhood Plan may include
for the land uses which would be al-	changes in land use. However, these changes are not
lowed and whether the change would	expected to result in a net loss of housing capacity.
result in the loss of capacity to ac-	
commodate other needed uses, espe-	
cially whether the proposed change	
complies with policy HO-16, the	
City's policy of no-net loss of housing	
capacity	
Potential general impacts to the natu-	Potential general impacts to the natural environment
ral environment, such as impact to	could include those associated with general housing
critical areas and other natural re-	and infill development. The location of this
sources	neighborhood along the shores of Lake Sammamish
Sources	may lead to more substantial environmental consid-
	erations than in other areas. The Parks, Recreation
	and Open Space element of the Viewpoint Neighbor-
	hood Plan may address some issues associated with
	critical areas and other natural resources.
D. C. I.	
Potential general economic impacts,	The Planning Commission will evaluate the potential
such as impacts for business, resi-	general economic impacts related to the Viewpoint
dents, property owners, or City Gov-	Neighborhood Plan as part of the individual review of
ernment	this update.
For issues that have been considered	N/A
within the last four annual updates,	
whether there has been a change in	
circumstances that makes the pro-	
posed amendment appropriate or	
whether the amendment is needed to	
remedy a mistake	

AMENDMENT A3 -SHORELINE MASTER PROGRAM UPDATE

Brief description of the proposed amendment:

All local Shoreline Master Programs must be reviewed and approved by the state becoming effective. Redmond received final comments from the State earlier this year. The City intends to incorporate these comments into the SMP so that the SMP can become effective. The proposal will also include updates related to light rail corridors and view corridors in the shoreline jurisdiction.

	Proposed Amendment	Impact on Subject Amendment
A1	Update and Implement the	The implementation and refinement of the Overlake
	Overlake Neighborhood	Neighborhood Plan is not expected to have an impact on
	Plan	the SMP update.
A2	Update Viewpoint	The Viewpoint Neighborhood Plan update is unlikely to
	Neighborhood Plan	impact the SMP update.
A3	Shoreline Master Program	N/A
	Update	
A4	Updates to land use and	Updates related to high capacity transit are not expected to
	transportation policies and	have an impact on the SMP update.
	regulations related to high	
	capacity transit planning	
A5	Adoption of Financial	It is unlikely that the adoption of the Financial Functional
	Functional Plan and Other	Plan will have an impact on the SMP update.
	Functional Plan Updates	
B 1	Transportation Master	It is unlikely that TMP updates will have an impact on the
	Plan and Transportation	SMP update.
	Element Updates	
B2	Parking-related Policies &	It is unlikely that parking-related updates will have an im-
	Regulations update to im-	pact on the SMP update.
	plement recommendations	
	of Downtown parking	
	management study group	
B3	General Sewer Plan Up-	It is unlikely that General Sewer Plan Update will have an
	date	impact on the SMP update.
B4	Manufacturing-related	It is unlikely that changes to Manufacturing-related poli-
	policies & regulations up-	cies and regulations will have an impact on the SMP up-
	date	date.
B5	North Redmond "Wedge"	It is unlikely that the "Wedge" Subarea Plan would impact
	Subarea Plan	the Shoreline Master Plan update since the area contains
		no shorelines of the state.

	Proposed Amendment	Impact on Subject Amendment
B6	Neighborhood Commercial Policy & Regulatory Up- date	It is not likely that changes to Neighborhood Commercial policies and regulations would impact the Shoreline Master Plan update since shoreline regulations would overlay onto NC regulations, rather than compete with them.
B 7	Overlake single-family residential policy and regulatory update	Updates to policies and regulations in the single-family portion of the Overlake neighborhood are unlikely to impact updates to the Shoreline Master Program.
C1	Land use and zoning change for the 127-acre Keller property	It is unlikely that the potential amendments to the Comprehensive Plan and Community Development Guide specific to the Keller property will affect the update of the SMP.
C2	Remove Green Street designation on portion of NE 51st Street	The removal of the Green Street designation from the north side of NE 51 st Street west of SR 520 in the Overlake neighborhood will not affect the update of the SMP.
C3	Policy & regulatory revisions in the Overlake Design District (Group Health)	Changes to the Overlake Design District policies and regulations are unlikely to impact the SMP update.
D1	Revise limits on restau- rants in the Manufactur- ing Park zone (Pomegran- ate)	It is unlikely that changes in allowed restaurant seating in the Manufacturing Park zone will impact the SMP.
D2	Land use and zoning change from a Manufacturing Park (MP) designation to a Business Park (BP) designation for the Chee property.	The potential change from a Manufacturing Park to Business Park zone, with the intent of developing a residential/mixed-use building, is unlikely to affect the SMP.
D3	Land use and zoning change from a Manufacturing Park (MP) designation to a Business Park (BP) designation for the Kent property.	The potential change from a Manufacturing Park to Business Park zone, with the intent of developing a residential/mixed-use building, is unlikely to affect the SMP.
D4	Land use and zoning change from Multi-Family Urban/R-12 to General Commercial for the Richardson property	The potential change from a Multi-Family Urban designation to a General Commercial Designation is unlikely to affect the SMP.

Consistency with the Community Development Guide

The Shoreline Master Program amendment will entail incorporating most of the Critical Areas Ordinance into the SMP, meaning that there will be some amendments to the Community Development Guide. Overall consistency with the RCDG will be evaluated as part of the Planning Commission's review of updates to the Shoreline Master Program.

Consistency with the Comprehensive Pl	
Consistency with the Growth Man-	The Planning Commission will evaluate the consis-
agement Act, the Procedural Criteria,	tency of the proposed SMP update with the Growth
VISION 2020 or its successor, and the	Management Act, the procedural criteria and the
Countywide Planning Policies	Countywide Planning Policies as part of the individ-
	ual review of this amendment.
Consistency with the Comprehensive	The Planning Commission will evaluate the consis-
Plan, including the preferred land use	tency of the amendment with Comprehensive Plan
pattern in the Land Use Element	policies and the preferred land use pattern in the
	Land Use Element as part of the individual review of
	the SMP update.
The capability of the land for devel-	This amendment will enact Redmond's revised SMP,
opment including the prevalence of	a major objective of which is to permit only those
sensitive areas	land uses appropriate on shorelines of the state.
The capacity of public facilities and	The Planning Commission will evaluate how the
services, and whether public facilities	amendment would or would not change the ability of
and services can be provided cost-	public facilities and services to be provided cost-
effectively at the proposed den-	effectively.
sity/intensity	
Whether the proposed land use desig-	The amendment does not propose changes to existing
nations or uses are compatible with	land use designations.
nearby land use designations or uses	
If the amendment proposes a change	The amendment does not propose changes to existing
in allowed uses in an area, the need for	land use designations, but would consider the addi-
the land uses which would be allowed	tion of a light rail corridor in areas in and near shore-
and whether the change would result	line in Redmond. Current Plan policies support light
in the loss of capacity to accommodate	rail transit in Redmond, and such policies are not in
other needed uses, especially whether	conflict with the City's policy of no net loss of hous-
the proposed change complies with	ing capacity.
policy HO-16, the City's policy of no-	
net loss of housing capacity	
Potential general impacts to the natu-	The Planning Commission will evaluate the SMP
ral environment, such as impact to	update's potential impacts to the environment as part
critical areas and other natural re-	of its individual review of the amendment.
sources	
Potential general economic impacts,	The Planning Commission will evaluate any poten-
such as impacts for business, resi-	tial general economic impacts related to the SMP up-
dents, property owners, or City Gov-	date as part of the individual review of this update.
ernment	
For issues that have been considered	The last update and adoption of the SMP occurred in
within the last four annual updates,	2004, before the adoption of the Critical Areas Ordi-
whether there has been a change in	nance (CAO) in 2005. The City must respond to
circumstances that makes the pro-	comments from state agencies and incorporate the
posed amendment appropriate or	CAO into the SMP.
whether the amendment is needed to	
remedy a mistake	

AMENDMENT A4 – UPDATES TO LAND USE AND TRANSPORTATION POLICIES AND REGULATIONS RELATED TO HIGH CAPACITY TRANSIT PLANNING

Brief description of the proposed amendment:

In early 2005, the City began a high capacity transit (HCT) study for the purpose of developing and evaluating general alignment and station alternatives, and selecting a preferred alignment and station locations for future HCT links in Overlake, Downtown and Southeast Redmond. In February 2006 the City Council approved a resolution expressing support for a Preferred Alignment Framework that brings HCT to Downtown and Southeast Redmond. This item is included in the 2007-08 Package in anticipation of potential updates to Comprehensive Plan policies to reflect the preferred alignment and station locations.

	Proposed Amendment	Impact on Subject Amendment	
A1	Update and Implement the	The implementation and refinement of the Overlake	
	Overlake Neighborhood	Neighborhood Plan will have some effect on updates to	
	Plan	land use and transportation policies and regulations related	
		to HCT planning. One of the major topics to be addressed	
		in the work on the Overlake Neighborhood Plan concerns	
		the preferred locations for light rail corridors and station	
		areas in Overlake and how these support extension of light	
		rail service to Downtown and Southeast Redmond.	
A2	Update Viewpoint	It is unlikely that updates to the Viewpoint Neighborhood	
	Neighborhood Plan	Plan will affect updates to land use and transportation poli-	
		cies and regulations related to HCT planning.	
A3	Shoreline Master Program	This amendment could impact policies and regulations re-	
	Update	lating to HCT planning since the City is considering HCT	
		alignments that cross Bear Creek and/or the Sammamish	
		River.	
A4	Updates to land use and	N/A	
	transportation policies and		
	regulations related to high		
	capacity transit planning		
A5	Adoption of Financial	It is unlikely that the adoption of a financial functional	
	Functional Plan and Other	plan to implement the Comprehensive Plan would affect	
	Functional Plan Updates	the updates to land use and transportation policies and	
		regulations related to HCT planning.	
B 1	Transportation Master	Although both amendments relate to transportation, up-	
	Plan and Transportation	dates to the TMP and Transportation Element are unlikely	
	Element Updates	to impact HCT-related policies and regulations.	

	Proposed Amendment	Impact on Subject Amendment
B2	Parking-related Policies &	Updates to parking policies and regulations in the Down-
	Regulations update to im-	town area may interact with changes to policies and regu-
	plement recommendations	lations related to since both are transportation issues that in
	of Downtown parking	a broad sense are closely related.
	management study group	
В3	General Sewer Plan Up-	The General Sewer Plan Update is unlikely to impact
	date	changes to policies and regulations related to HCT.
B4	Manufacturing-related	It is possible that manufacturing- and HCT-related policy
	policies & regulations up-	and regulatory updates could interact since a significant
	date	amount of land in Southeast Redmond is zoned Manufac-
		turing Park, and the City through this HCT-related update
		will identify potential station locations and alignments in
		that neighborhood.
B5	North Redmond "Wedge"	The "Wedge" Subarea Plan would not impact policies and
	Subarea Plan	regulations related to.
B6	Neighborhood Commercial	Changes to Neighborhood Commercial policies and regu-
	Policy & Regulatory Up-	lations would not impact policies and regulations related to
	date	HCT.
B7	Overlake single-family	Updates to policies and regulations in the single-family
	residential policy and regu-	portion of the Overlake neighborhood are unlikely to im-
	latory update	pact updates to HCT-related policies and regulations.
C1	Land use and zoning	It is unlikely that the amendment related to the 127-acre
	change for the 127-acre	Keller property would affect the updates to land use and
	Keller property	transportation policies and regulations related to HCT
		planning.
C2	Remove Green Street des-	It is unlikely that the removal of the Green Streets designa-
	ignation on portion of NE	tion from the north side of 51 st Street in the Overlake
	51 st Street	Neighborhood would affect the updates to land use and
		transportation policies and regulations related to HCT
		planning.
C3	Policy & regulatory revi-	Potential changes to the Overlake Design District policies
	sions in the Overlake De-	and regulations are a consideration for potential updates to
	sign District (Group	land use and transportation policies and regulations related
	Health)	to HCT planning, since the Group Health property is
		within a proposed light rail transit corridor, and is affected
D1	Davisa limita et	by related updates to Overlake Neighborhood regulations.
D1	Revise limits on restau-	It is unlikely that changes in allowed restaurant seating in
	rants in the Manufactur-	the Manufacturing Park zone will impact HCT-related pol-
	ing Park zone (Pomegran-	icy and regulatory updates. It is possible that a public
	ate)	agency may in the future require land that is zoned Manufacturing Park to site public transit facilities, but these spe
		facturing Park to site public transit facilities, but these spe-
		cific proposed amendments are not anticipated to interact.

	Proposed Amendment	Impact on Subject Amendment
D2	Land use and zoning	The potential change from a Manufacturing Park to Busi-
	change from a Manufac-	ness Park zone, with the intent of creating a residen-
	turing Park (MP) designa-	tial/mixed-use development, is unlikely to impact this
	tion to a Business Park	amendment, although the City should be mindful that the
	(BP) designation for the	amendments pertain to land in the same neighborhood.
	Chee property.	
D3	Land use and zoning	The potential change from a Manufacturing Park to Busi-
	change from a Manufac-	ness Park zone, with the intent of creating a residen-
	turing Park (MP) designa-	tial/mixed-use development, is unlikely to impact this
	tion to a Business Park	amendment, although the City should be mindful that the
	(BP) designation for the	amendments pertain to land in the same neighborhood.
	Kent property.	
D4	Land use and zoning	The potential change from a Multi-Family Urban designa-
	change from Multi-Family	tion to a General Commercial Designation is unlikely to
	Urban/R-12 to General	affect HCT-related policy and regulatory updates.
	Commercial for the	
	Richardson property	

Consistency with the Community Development Guide		
There may be amendments required to either the text or maps of the Redmond Community De-		
velopment Guide associated with the selection of a preferred alignment and station locations for		
an HCT system. Overall consistency	with the Community Development Guide will be evaluated	
as part of the Planning Commission'	s review of this amendment.	
Consistency with the Comprehens	ive Plan Amendment Criteria (Policy PI-16)	
Consistency with the Growth	The Planning Commission will evaluate the consistency of	
Management Act, the Proce-	the proposed updates to land use and transportation policies	
dural Criteria, VISION 2020 or and regulations related to HCT planning with the Growth		
its successor, and the County- Management Act, the procedural criteria and the County-		
wide Planning Policies wide Planning Policies as part of the individual review of		
this amendment.		
Consistency with the Compre- The Planning Commission will evaluate the consistency of		
hensive Plan, including the pre- the proposed updates to land use and transportation polici		
ferred land use pattern in the and regulations related to HCT planning with the Compre		
Land Use Element hensive Plan as part of the individual review of this		
amendment.		
The capability of the land for The Planning Commission will evaluate the capability of		
development including the	land for development, including the prevalence of sensitive	
prevalence of sensitive areas areas as part of the individual review of the updates to land		
	use and transportation policies and regulations related to	
HCT planning.		

The capacity of public facilities	The capacity of public facilities and service and whether
and services, and whether public	public facilities and services can be provided cost effec-
facilities and services can be pro-	tively at the intensity allowed will be considered as part of
vided cost-effectively at the pro-	the individual review of the updates to land use and trans-
posed density/intensity	portation policies and regulations related to HCT planning,
	as well as through any resulting site specific development
	proposals.
Whether the proposed land use	The proposal would not change allowed land uses, but
designations or uses are com-	could change the character of transportation around exist-
patible with nearby land use des-	ing land uses. The Planning Commission will evaluate the
ignations or uses	compatibility between HCT and surrounding land uses as
_	part of the individual review of this amendment.
If the amendment proposes a	Some of the updates to land use and transportation policies
change in allowed uses in an	and regulations related to HCT planning may include
area, the need for the land uses	changes in land use. However, these changes are not ex-
which would be allowed and	pected to result in a net loss of housing capacity.
whether the change would result	
in the loss of capacity to accom-	
modate other needed uses, espe-	
cially whether the proposed	
change complies with policy HO-	
16, the City's policy of no-net	
loss of housing capacity	
Potential general impacts to the	Potential general impacts to the natural environment, in-
natural environment, such as	cluding critical areas and other natural resources, will be
impact to critical areas and other	evaluated by the Planning Commission as part of the indi-
natural resources	vidual review of this amendment.

AMENDMENT A5 -ADOPTION OF FINANCIAL FUNCTIONAL PLAN AND OTHER FUNCTIONAL PLAN UPDATES

Brief description of the proposed amendment:

This item is anticipated to include establishing a Financial Functional Plan and potential updates to other functional plans to reflect the updated Comprehensive Plan. The financial functional plan is called for in two policies from the Comprehensive Plan Capital Facilities Element:

- CF-8 Maintain a financial plan that summarizes the revenue and expense components of the City's functional plans. Include financial data for capital spending in support of growth anticipated by the adopted Comprehensive Plan through the planning period to 2022, and beyond to the build-out year.
- CF-14 Prepare a Capital Facilities Financial Plan to promote consistency and stability in capital planning and programming. Determine through this planning process the percentage allocation of unrestricted capital revenues to functional areas. Review the percentage allocation preferably in every off year after the biennial budget process but at least every five years.

Policy CF-5 calls for updating functional plans within two years of a Comprehensive Plan update.

	Proposed Amendment	Impact on Subject Amendment
A1	Update and Implement the	Refinement and implementation of the Overlake
	Overlake Neighborhood Plan	Neighborhood Plan will likely need to be reflected in
		adopted or updated functional plans.
A2	Update Viewpoint Neighbor-	Updates to the Viewpoint Neighborhood Plan would po-
	hood Plan	tentially need to be reflected in the adoption of func-
		tional plans into the Comprehensive Plan
A3	Shoreline Master Program	This amendment is unlikely to impact the formulation of
	Update	the Financial Functional Plan or amendments to other
		plans necessary to create it.
A4	Updates to land use and	Updates to policies and regulations relating to high ca-
	transportation policies and	pacity transit planning would potentially need to be re-
	regulations related to high	flected in adopted or updated functional plans.
	capacity transit planning	
A5	Adoption of Financial Func-	N/A
	tional Plan and Other Func-	
	tional Plan Updates	

	Proposed Amendment	Impact on Subject Amendment
B1	Transportation Master Plan	To the extent that the TMP updates change cost fore-
	and Transportation Element	casts, those changes would need to be incorporated into
	Updates	the Financial Functional Plan.
B2	Parking-related Policies &	To the extent that recommendations from the parking
	Regulations update to im-	management study group impact future capital expendi-
	plement recommendations of	tures, those changes would need to be reflected in the
	Downtown parking man-	first or future Financial Functional Plans.
	agement study group	
В3	General Sewer Plan Update	To the extent that the General Sewer Plan Update in-
	-	cludes modified cost and revenue forecasts, those
		changes would need to be incorporated into the first or
		future Financial Functional Plans.
B4	Manufacturing-related poli-	Changes to manufacturing-related policies and regula-
	cies & regulations update	tions could bear on the Financial Functional Plan or
		other functional plans to the extent that updated policies
		and regulations would require additional (or less) public
		infrastructure investment.
B5	North Redmond "Wedge"	To the extent that the "Wedge" Subarea Plan impacts
	Subarea Plan	anticipated need for public infrastructure, the Subarea
		Plan could impact the Financial Functional Plan and the
		financial portions of other functional plans.
B6	Neighborhood Commercial	It is unlikely that changes to Neighborhood Commercial
	Policy & Regulatory Update	policies and regulations would impact the Financial
		Functional Plan or other functional plans.
B7	Overlake single-family resi-	Updates to policies and regulations in the single-family
	dential policy and regulatory	portion of the Overlake neighborhood could impact the
	update	Financial Functional Plan <i>if</i> through the planning process
		previously unidentified public infrastructure needs are
C1		recognized.
C1	Land use and zoning change	The potential amendments to the Comprehensive Plan
	for the 127-acre Keller prop-	and Community Development Guide specific to the Kel-
	erty	ler property could affect the Financial Functional Plan or
		other functional plans to the extent that they change re-
C	Damaya Cuaar Stuast dasia	quired public infrastructure investments.
C2	Remove Green Street designation on partial of NE 51st	The removal of the Green Street designation from the north side of NE 51 st Street west of SR 520 in the Over-
	nation on portion of NE 51 st Street	lake neighborhood is not expected to affect the Financial
	Sirect	Functional Plan or other functional plans.
C3	Policy & regulatory revi-	Updates to the Overlake Design District will likely need
	sions in the Overlake Design	to be reflected in the adoption of functional plans into the
	District (Group Health)	Comprehensive Plan.
D1	Revise limits on restaurants	It is unlikely that changes in allowed restaurant seating
וע	in the Manufacturing Park	in the Manufacturing Park zone will impact functional
	zone (Pomegranate)	plans.
	Lone (1 omegranate)	pians.

	Proposed Amendment	Impact on Subject Amendment
D2	Land use and zoning change	If the amendment related to the Chee property requires
	from a Manufacturing Park	the extension of public facilities in a manner that is in-
	(MP) designation to a Busi-	consistent with existing functional plans, this would need
	ness Park (BP) designation	to be reflected in the updated plans.
	for the Chee property.	
D3	Land use and zoning change	If the amendment related to the Kent property requires
	from a Manufacturing Park	the extension of public facilities in a manner that is in-
	(MP) designation to a Busi-	consistent with existing functional plans, this would need
	ness Park (BP) designation	to be reflected in the updated plans.
	for the Kent property.	
D4	Land use and zoning change	If the amendment related to the Richardson property re-
	from Multi-Family Urban/R-	quires the extension of public facilities in a manner that
	12 to General Commercial	is inconsistent with existing functional plans, this would
	for the Richardson property	need to be reflected in the updated plans.

Consistency with the Community Development Guide		
The adoption or update of functional plans may in the future lead to updates to the Development		
Guide. Consistency with the RCDG would be evaluated at that time.		
Consistency with the Comprehensive Plan	n Amendment Criteria (Policy PI-16)	
Consistency with the Growth Manage-	The Planning Commission will evaluate the consis-	
ment Act, the Procedural Criteria,	tency of the adoption or update of functional plans	
VISION 2020 or its successor, and the	with the Growth Management Act, the procedural	
Countywide Planning Policies	criteria and the Countywide Planning Policies as	
	part of the individual review of this amendment.	
Consistency with the Comprehensive	The adoption or update of functional plans is under-	
Plan, including the preferred land use	taken in order to achieve consistency with Compre-	
pattern in the Land Use Element	hensive Plan policies in the Capital Facilities Ele-	
	ment.	
The capability of the land for develop-	The Planning Commission will evaluate the capa-	
ment including the prevalence of sensi-	bility of land for development, including the preva-	
tive areas	lence of sensitive areas as part of the individual re-	
	view of the adoption or update of functional plans.	
The capacity of public facilities and ser-	The adoption and update of functional plans are	
vices, and whether public facilities and	unlikely to involve proposed changes to land use or	
services can be provided cost-effectively	intensity; therefore this criterion is not applicable.	
at the proposed density/intensity		
Whether the proposed land use designa-	The adoption and update of functional plans are	
tions or uses are compatible with	unlikely to involve proposed changes to land use or	
nearby land use designations or uses	intensity; therefore this criterion is not applicable.	

X 0.1	
If the amendment proposes a change in	The adoption and update of functional plans are
allowed uses in an area, the need for the	unlikely to involve proposed changes to land use or
land uses which would be allowed and	intensity; therefore this criterion is not applicable.
whether the change would result in the	
loss of capacity to accommodate other	
needed uses, especially whether the pro-	
posed change complies with policy HO-	
16, the City's policy of no-net loss of	
housing capacity	
Potential general impacts to the natural	The potential general impacts to the natural envi-
environment, such as impact to critical	ronment, including critical areas and other natural
areas and other natural resources	resources, will be evaluated by the Planning Com-
	mission as part of the individual review of the adop-
	tion or update of functional plans.
Potential general economic impacts,	The Planning Commission will evaluate the poten-
such as impacts for business, residents,	tial general economic impacts associated with the
property owners, or City Government	adoption or update of functional plans as part of the
	individual review of this amendment.
For issues that have been considered	N/A
within the last four annual updates,	
whether there has been a change in cir-	
cumstances that makes the proposed	
amendment appropriate or whether the	
amendment is needed to remedy a mis-	
take	

AMENDMENT B1 –TRANSPORTATION MASTER PLAN UPDATE AND COMPREHENSIVE PLAN TRANSPORTATION ELEMENT UPDATE

Brief description of the proposed amendment:

The City is proposing updates to the Transportation Master Plan (TMP), Development Guide, and Transportation Element of the Comprehensive Plan in order to accomplish three objectives. First, the City proposes to revise sidewalk standards in the TMP and the Development Guide based on further research. The City first adopted the citywide sidewalk standards in 2005 with the adoption of the TMP.

Second, the City anticipates updating the TMP to reflect changes to transportation project lists and costs. Those portions of the TMP are adopted by reference into the Comprehensive Plan.

Last, the Transportation Element of the Comprehensive Plan is proposed to be updated as the City updates its concurrency program. For example, TR-12 would be updated to reflect completion of the concurrency program updates.

	Proposed Amendment	Impact on Subject Amendment
A1	Update and Implement the	Updating the Overlake Neighborhood Plan will likely
	Overlake Neighborhood Plan	result in changes to the Transportation Master Plan to
		incorporate projects not originally envisioned in the
		TMP that are brought forward through the neighborhood
		plan.
A2	Update Viewpoint Neighbor-	Updates to the Viewpoint Neighborhood Plan could re-
	hood Plan	sult in changes to the TMP to the extent that concepts or
		projects not originally envisioned in the TMP are
		brought forward through the neighborhood plan.
A3	Shoreline Master Program	To the extent that revisions to the Shoreline Master Pro-
	Update	gram involve light rail transit corridors, its update could
	_	impact the Transportation Master Plan.
A4	Updates to land use and	Updates to high capacity transit-related policies and
	transportation policies and	regulations are likely to impact the Transportation Ele-
	regulations related to high	ment of the Comprehensive Plan, and could also impact
	capacity transit planning	the Transportation Master Plan if new ideas and projects
		are included as part of the policy/regulatory update.
A5	Adoption of Financial Func-	Changes to project lists and costs in the Transportation
	tional Plan and Other Func-	Master Plan could change the content of the Financial
	tional Plan Updates	Functional Plan.

	Proposed Amendment	Impact on Subject Amendment
B 1	Transportation Master Plan	N/A
	and Transportation Element	
	Updates	
B2	Parking-related Policies &	It is possible that parking-related policies and regulations
	Regulations update to im-	could impact changes to the Transportation Master Plan,
	plement recommendations of	since parking and sidewalk standards may interact.
	Downtown parking man-	
	agement study group	
В3	General Sewer Plan Update	It is unlikely that the General Sewer Plan update would
	-	impact updates to the TMP or Transportation Element of
		the Comprehensive Plan.
B4	Manufacturing-related poli-	Changes to manufacturing-related policies and regula-
	cies & regulations update	tions are unlikely to impact changes to the TMP or
	•	Transportation Element of the Comprehensive Plan.
B5	North Redmond "Wedge"	To the extent that the "Wedge" Subarea Plan impacts
	Subarea Plan	anticipated need for transportation infrastructure, the Su-
		barea Plan could impact the TMP.
B6	Neighborhood Commercial	It is unlikely that changes to Neighborhood Commercial
	Policy & Regulatory Update	policies and regulations would impact the TMP or Trans-
		portation Element of the Comprehensive Plan.
B7	Overlake single-family resi-	Updates to policies and regulations in the single-family
	dential policy and regulatory	portion of the Overlake neighborhood could impact the
	update	TMP <i>if</i> through the planning process previously uniden-
		tified transportation infrastructure needs are recognized.
C 1	Land use and zoning change	The potential amendments to the Comprehensive Plan
	for the 127-acre Keller prop-	and Community Development Guide specific to the Kel-
	erty	ler property are unlikely to impact updates to the TMP or
		Transportation Element of the Comprehensive Plan.
C2	Remove Green Street desig-	The removal of the Green Street designation from the
	nation on portion of NE 51 st	north side of NE 51 st Street west of SR 520 in the Over-
	Street	lake neighborhood is not expected to affect TMP or
	D. I. O. L.	Transportation Element updates.
C3	Policy & regulatory revisions	If the amendment related to the Overlake Design District
	in the Overlake Design Dis-	alters transportation infrastructure needs in a manner that
	trict (Group Health)	is inconsistent with existing TMP, this would need to be
D1	Davisa limita 4	reflected in the update.
D 1	Revise limits on restaurants	It is unlikely that changes in allowed restaurant seating
	in the Manufacturing Park	in the Manufacturing Park zone will impact TMP or
D2	zone (Pomegranate)	Transportation Element updates. It is unlikely that the Chee property propess will impact.
D2	Land use and zoning change	It is unlikely that the Chee property proposal will impact
	from a Manufacturing Park (MP) designation to a Busi-	TMP or Transportation Element updates.
	ness Park (BP) designation	
	for the Chee property.	
1	ioi inconce property.	1

	Proposed Amendment	Impact on Subject Amendment
D3	Land use and zoning change	It is unlikely that the Kent property proposal will impact
	from a Manufacturing Park	TMP or Transportation Element updates.
	(MP) designation to a Busi-	
	ness Park (BP) designation	
	for the Kent property.	
D4	Land use and zoning change	It is unlikely that the Richardson property proposal will
	from Multi-Family Urban/R-	impact TMP or Transportation Element updates.
	12 to General Commercial	
	for the Richardson property	

Consistency with the Community Davider	amont Cuido	
Consistency with the Community Development Guide		
The proposed TMP and Transportation Element updates will include updates to the Development		
	uate consistency with the Development Guide as part	
of its individual review of this proposal.		
Consistency with the Comprehensive Plan	n Amendment Criteria (Policy PI-16)	
Consistency with the Growth Manage-	The Planning Commission will evaluate the consis-	
ment Act, the Procedural Criteria,	tency of the TMP and Transportation Element up-	
VISION 2020 or its successor, and the	date with the Growth Management Act, the proce-	
Countywide Planning Policies	dural criteria and the Countywide Planning Policies	
	as part of the individual review of this amendment.	
Consistency with the Comprehensive	The Planning Commission will evaluate the consis-	
Plan, including the preferred land use	tency of the TMP and Transportation Element up-	
pattern in the Land Use Element	date with the Comprehensive Plan and preferred	
	land use pattern as part of its individual review of	
	the proposed update.	
The capability of the land for develop-	The Planning Commission will evaluate the capa-	
ment including the prevalence of sensi-	bility of land for development, including the preva-	
tive areas	lence of sensitive areas as part of the individual re-	
	view of the TMP and Transportation Element up-	
	date.	
The capacity of public facilities and ser-	The updates to the TMP and Transportation Ele-	
vices, and whether public facilities and	ment are unlikely to involve changes to proposed	
services can be provided cost-effectively	land use or intensity of development.	
at the proposed density/intensity		
Whether the proposed land use designa-	The updates to the TMP and Transportation Ele-	
tions or uses are compatible with	ment are unlikely to involve proposed changes to	
nearby land use designations or uses	land use or intensity of development.	
hear by failurese designations of uses	land use of intensity of development.	

If the amendment proposes a change in allowed uses in an area, the need for the land uses which would be allowed and whether the change would result in the loss of capacity to accommodate other needed uses, especially whether the proposed change complies with policy HO-16, the City's policy of no-net loss of housing capacity	The proposal does not involve a land use change.
Potential general impacts to the natural	The potential general impacts to the natural envi-
environment, such as impact to critical	ronment, including critical areas and other natural
areas and other natural resources	resources, will be evaluated by the Planning Com-
	mission as part of the individual review of the TMP and Transportation Element updates.
Potential general economic impacts,	The Planning Commission will evaluate the poten-
such as impacts for business, residents,	tial general economic impacts associated with the
property owners, or City Government	TMP and Transportation Element update as part of
	the individual review of this amendment.
For issues that have been considered	N/A
within the last four annual updates,	
whether there has been a change in cir-	
cumstances that makes the proposed	
amendment appropriate or whether the	
amendment is needed to remedy a mis-	
take	

AMENDMENT B2 -PARKING-RELATED POLICIES AND REGULATIONS UPDATE

Brief description of the proposed amendment:

During 2007, a stakeholder group representing a cross-section of Downtown interests is meeting on a monthly basis to formulate recommendations for a Downtown parking management plan. Such recommendations may entail updates to Comprehensive Plan policies related to parking, as well as changes to parking requirements in the Redmond Community Development Guide.

	Proposed Amendment	Impact on Subject Amendment
A1	Update and Implement the	Refinement and implementation of the Overlake
	Overlake Neighborhood Plan	Neighborhood Plan is unlikely to impact updates to park-
		ing-related policies and regulations in the Downtown.
A2	Update Viewpoint Neighbor-	Updates to the Viewpoint Neighborhood Plan are
	hood Plan	unlikely to impact updates to parking-related policies
		and regulations in the Downtown
A3	Shoreline Master Program	This amendment is unlikely to impact updates to park-
	Update	ing-related policies and regulations in the Downtown.
A4	Updates to land use and	Updates to policies and regulations relating to high ca-
	transportation policies and	pacity transit planning could interact with parking poli-
	regulations related to high	cies and regulations for Downtown, especially near po-
	capacity transit planning	tential HCT station areas.
A5	Adoption of Financial Func-	The adoption of the Financial Functional Plan and other
	tional Plan and Other Func-	functional plan updates is unlikely to impact parking-
	tional Plan Updates	related policy and regulatory updates for Downtown.
B 1	Transportation Master Plan	TMP and Transportation Element updates are unlikely to
	and Transportation Element	impact parking-related policy and regulatory updates for
	Updates	Downtown.
B2	Parking-related Policies &	N/A
	Regulations update to im-	
	plement recommendations of	
	Downtown parking man-	
	agement study group	
B3	General Sewer Plan Update	The General Sewer Plan update is unlikely to impact up-
		dates or parking policies and regulations for Downtown.
B4	Manufacturing-related poli-	Changes to manufacturing-related policies and regula-
	cies & regulations update	tions are unlikely to impact parking-related policies and
		regulations for Downtown.
B5	North Redmond "Wedge"	The "Wedge" Subarea Plan is unlikely to impact updates
	Subarea Plan	to parking policies and regulations for Downtown.

	Proposed Amendment	Impact on Subject Amendment
B6	Neighborhood Commercial	It is unlikely that changes to Neighborhood Commercial
	Policy & Regulatory Update	policies and regulations would impact updates to parking
	rone, et meganicom, e paner	policies and regulations for Downtown.
B 7	Overlake single-family resi-	Updates to policies and regulations in the single-family
	dential policy and regulatory	portion of the Overlake neighborhood are not expected to
	update	impact updates to parking-related policies and regula-
	-	tions for Downtown.
C1	Land use and zoning change	The potential amendments to the Comprehensive Plan
	for the 127-acre Keller prop-	and Community Development Guide specific to the Kel-
	erty	ler property are unlikely to impact updates to parking
		policies and regulations for Downtown.
C2	Remove Green Street desig-	The removal of the Green Street designation from the
	nation on portion of NE 51 st	north side of NE 51 st Street west of SR 520 in the Over-
	Street	lake neighborhood is not expected to affect updates to
		parking policies and regulations for Downtown.
C3	Policy & regulatory revisions	The Overlake Design District update is unlikely to im-
	in the Overlake Design Dis-	pact the update to parking policies and regulations for
D1	trict (Group Health)	Downtown.
D1	Revise limits on restaurants	It is unlikely that changes in allowed restaurant seating
	in the Manufacturing Park	in the Manufacturing Park zone will impact the update to
D2	zone (Pomegranate)	parking policies and regulations for Downtown. It is unlikely that the proposal for the Chee property
D2	Land use and zoning change	would impact updates to parking policies and regulations
	from a Manufacturing Park (MP) designation to a Busi-	for Downtown.
	ness Park (BP) designation	101 Downtown.
	for the Chee property.	
D3	Land use and zoning change	It is unlikely that the proposal for the Kent property
	from a Manufacturing Park	would impact updates to parking policies and regulations
	(MP) designation to a Busi-	for Downtown.
	ness Park (BP) designation	
	for the Kent property.	
D4	Land use and zoning change	It is unlikely that the proposal for the Richardson prop-
	from Multi-Family Urban/R-	erty would impact updates to parking policies and regu-
	12 to General Commercial	lations for Downtown.
	for the Richardson property	

Consistency with the Community Development Guide

The Planning Commission will evaluate consistency with the Community Development Guide as part of its individual review of the proposed updates to parking policies and regulations for Downtown.

Consistency with the Comprehensive Plan Amendment Criteria (Policy PI-16)

Consistency with the Growth	The Planning Commission will evaluate the consistency
Management Act, the Procedural	of the update to parking policies and regulations for
Criteria, VISION 2020 or its suc-	Downtown with the Growth Management Act, the proce-
cessor, and the Countywide Plan-	dural criteria and the Countywide Planning Policies as
ning Policies	part of the individual review of this amendment.
Consistency with the Comprehen-	The Planning Commission will evaluate the consistency
sive Plan, including the preferred	of the proposed parking policies and regulations for
land use pattern in the Land Use	Downtown with the Comprehensive Plan and preferred
Element	land use pattern as part of its individual review of the
	proposed update.
The capability of the land for de-	The Planning Commission will evaluate the capability of
velopment including the preva-	land for development, including the prevalence of sensi-
lence of sensitive areas	tive areas as part of the individual review of the proposed
	updates to parking policies and regulations for Down-
	town.
The capacity of public facilities	The proposed update to parking policies and regulations
and services, and whether public	do not change allowed land uses or intensities, but it does
facilities and services can be pro-	relate to public infrastructure (such as on-street parking).
vided cost-effectively at the pro-	The Commission will evaluate the capacity of public fa-
posed density/intensity	cilities and services – specifically parking – as part of its
	individual review of this proposal.
Whether the proposed land use	The updates to parking policies and regulations in Down-
designations or uses are compati-	town do not involve proposed changes to land use or in-
ble with nearby land use designa-	tensity.
tions or uses	
If the amendment proposes a	The proposal does not involve a land use change.
change in allowed uses in an area,	
the need for the land uses which	
would be allowed and whether the	
change would result in the loss of	
capacity to accommodate other	
needed uses, especially whether	
the proposed change complies with	
policy HO-16, the City's policy of	
no-net loss of housing capacity	
Potential general impacts to the	The potential general impacts to the natural environment,
natural environment, such as im-	including critical areas and other natural resources, will
pact to critical areas and other	be evaluated by the Planning Commission as part of the
natural resources	individual review of the proposed parking policies and
	regulations for Downtown.
Potential general economic im-	The Planning Commission will evaluate the potential
pacts, such as impacts for busi-	general economic impacts associated with the proposed
ness, residents, property owners,	parking policy and regulatory update for Downtown as
or City Government	part of the individual review of this amendment.

For issues that have been consid-	N/A
ered within the last four annual	
updates, whether there has been a	
change in circumstances that	
makes the proposed amendment	
appropriate or whether the	
amendment is needed to remedy a	
mistake	

AMENDMENT B3 - GENERAL SEWER PLAN UPDATE

Brief description of the proposed amendment:

The General Sewer Plan Update will extend the sewer planning horizon through 2013. The Plan will identify short- and long-term capital improvements that will be necessary to meet the proposed growth in the City based on the land use and growth projections provided by the Planning Department. It will evaluate the impact of the proposed growth on the existing sewer infrastructure within basin areas and will analyze the anticipated costs of needed improvements, which will be used by the City in preparing its capital improvements funding programs.

	Proposed Amendment	Impact on Subject Amendment
A1	Update and Implement the	Refinement and implementation of the Overlake
	Overlake Neighborhood	Neighborhood Plan would likely need to be reflected in the
	Plan	updated General Sewer Plan.
A2	Update Viewpoint	Updates to the Viewpoint Neighborhood Plan would po-
	Neighborhood Plan	tentially need to be reflected the updated General Sewer
	_	Plan
A3	Shoreline Master Program	This amendment is unlikely to impact the update to the
	Update	General Sewer Plan.
A4	Updates to land use and	Updates to policies and regulations relating to high capac-
	transportation policies and	ity transit planning are unlikely to impact the General
	regulations related to high	Sewer Plan update.
	capacity transit planning	
A5	Adoption of Financial	Information from the General Sewer Plan would be fed
	Functional Plan and Other	into the Financial Functional Plan, so the two updates are
	Functional Plan Updates	directly linked.
B 1	Transportation Master	It is possible that changes to the TMP could impact the
	Plan and Transportation	General Sewer Plan update. For example, while it is
	Element Updates	unlikely that new road projects will be identified, new pro-
		jects could provide space for sewer lines as well.
B2	Parking-related Policies &	It is unlikely that parking-related updates in Downtown
	Regulations update to im-	will impact the General Sewer Plan update.
	plement recommendations	
	of Downtown parking	
D2	management study group	27/4
B3	General Sewer Plan Up-	N/A
F (date	
B4	Manufacturing-related	Changes to manufacturing-related policies and regulations
	policies & regulations up-	could bear on the General Sewer Plan to the extent that
	date	updated policies and regulations would require additional
		(or less) public infrastructure investment.

	Proposed Amendment	Impact on Subject Amendment
B5	North Redmond "Wedge"	If the North Redmond Wedge Subarea Plan results in
	Subarea Plan	changes to anticipated public infrastructure needs, that
		could affect the General Sewer Plan.
B6	Neighborhood Commercial	It is unlikely that updates to Neighborhood Commercial
	Policy & Regulatory Up-	policies and regulations would impact the General Sewer
	date	Plan update.
B7	Overlake single-family	Updates to policies and regulations in the single-family
	residential policy and regu-	portion of the Overlake neighborhood could impact future
	latory update	General Sewer Plan updates if allowed land uses or devel-
		opment intensities are changed.
C1	Land use and zoning	The potential amendments to the Comprehensive Plan and
	change for the 127-acre	Community Development Guide specific to the Keller
	Keller property	property are unlikely to impact the General Sewer Plan
		update.
C2	Remove Green Street des-	The removal of the Green Street designation from the
	ignation on portion of NE	north side of NE 51 st Street west of SR 520 in the Overlake
	51 st Street	neighborhood is not expected to affect the General Sewer
		Plan update.
C3	Policy & regulatory revi-	If the amendment related to the Overlake Design District
	sions in the Overlake De-	alters the public facility needs in a manner that is inconsis-
	sign District (Group	tent with existing sewer plans, this would need to be re-
	Health)	flected in the updated plans.
D1	Revise limits on restau-	It is unlikely that changes in allowed restaurant seating in
	rants in the Manufactur-	the Manufacturing Park zone will impact the General
	ing Park zone (Pomegran-	Sewer Plan update.
	ate)	
D2	Land use and zoning	It is unlikely that the Chee land use and zoning amendment
	change from a Manufac-	would impact the General Sewer Plan update.
	turing Park (MP) designa-	
	tion to a Business Park	
	(BP) designation for the	
	Chee property.	
D3	Land use and zoning	It is unlikely that the Kent land use and zoning amendment
	change from a Manufac-	would impact the General Sewer Plan update.
	turing Park (MP) designa-	
	tion to a Business Park	
	(BP) designation for the	
D.4	Kent property.	T(: 1:1 1 d (d D: 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
D4	Land use and zoning	It is unlikely that the Richardson land use and zoning ame-
	change from Multi-Family	ndment would impact the General Sewer Plan update.
	Urban/R-12 to General	
	Commercial for the	
	Richardson property	

Consistency with the Community Development Guide		
The update of the General Sewer Plan is not expected to result in changes to the Development		
Guide.		
Consistency with the Comprehensive Plan	n Amendment Criteria (Policy PI-16)	
Consistency with the Growth Manage-	The Planning Commission will evaluate the consis-	
ment Act, the Procedural Criteria,	tency of the General Sewer Plan with the Growth	
VISION 2020 or its successor, and the	Management Act, the procedural criteria and the	
Countywide Planning Policies	Countywide Planning Policies as part of the indi-	
	vidual review of this amendment.	
Consistency with the Comprehensive	The General Sewer Plan update is undertaken in	
Plan, including the preferred land use	order to achieve consistency with the preferred land	
pattern in the Land Use Element	use pattern as found in the Land Use Element.	
The capability of the land for develop-	The adoption of the General Sewer Plan does not	
ment including the prevalence of sensi-	change the preferred land use vision. This criterion	
tive areas	is applicable to land use and capacity changes.	
The capacity of public facilities and ser-	The adoption and update of the General Sewer Plan	
vices, and whether public facilities and	is unlikely to involve proposed changes to land use	
services can be provided cost-effectively	or intensity; therefore this criterion is not applica-	
at the proposed density/intensity	ble.	
· · ·		
Whether the proposed land use designa-	The General Sewer Plan update is unlikely to in-	
tions or uses are compatible with	volve proposed changes to land use or intensity;	
nearby land use designations or uses	therefore this criterion is not applicable.	
If the amendment proposes a change in	The adoption and update of functional plans are	
allowed uses in an area, the need for the	unlikely to involve proposed changes to land use or	
land uses which would be allowed and	intensity; therefore this criterion is not applicable.	
whether the change would result in the	-	
loss of capacity to accommodate other		
needed uses, especially whether the		
proposed change complies with policy		
HO-16, the City's policy of no-net loss		
of housing capacity		
Detential general immediate the met	The notantial general improves to the matricel arms:	
Potential general impacts to the natural	The potential general impacts to the natural envi-	
environment, such as impact to critical areas and other natural resources	ronment, including critical areas and other natural	
areas and other natural resources	resources, will be evaluated by the Planning Commission as part of the individual review of the Gen-	
	eral Sewer Plan update.	
Potential general economic impacts,	The Planning Commission will evaluate the poten-	
such as impacts for business, residents,	tial general economic impacts associated with the	
property owners, or City Government	General Sewer Plan update as part of its individual	
property owners, or city dovernment	review of this item.	
	TOVIOW OF UITS ITCHI.	

For issues that have been considered	N/A
within the last four annual updates,	
whether there has been a change in cir-	
cumstances that makes the proposed	
amendment appropriate or whether the	
amendment is needed to remedy a mis-	
take	

AMENDMENT B4 –MANUFACTURING-RELATED POLICIES AND REGULATIONS UDPATE

Brief description of the proposed amendment:

Recognizing that property owners have requested changes to permitted uses in Manufacturing Park zones as well as rezones from MP zoning to other zones, and recognizing that it would be desirable to undertake revisions related to manufacturing uses comprehensively rather than piecemeal, the City proposes to undertake a thorough review of policies and regulations related to manufacturing and Manufacturing Parks. This item could result in a variety of recommended changes to manufacturing-related policies and regulations, in zones where such uses are allowed, consistent with Redmond's long-term goals.

	Proposed Amendment	Impact on Subject Amendment
A1	Update and Implement the	Refinement and implementation of the Overlake
1	Overlake Neighborhood	Neighborhood Plan is unlikely to impact the proposed
	Plan	manufacturing-related policies and regulations update.
A2	Update Viewpoint	Updates to the Viewpoint Neighborhood Plan would not
112	Neighborhood Plan	impact the proposed manufacturing-related policies and
	Troighout Hood Thun	regulations update.
A3	Shoreline Master Program	Updates to the Shoreline Master Program are unlikely to
	Update	impact the proposed manufacturing-related policies and
	· ·	regulations.
A4	Updates to land use and	Updates to policies and regulations relating to high capac-
	transportation policies and	ity transit planning are unlikely to impact policies and
	regulations related to high	regulations related to manufacturing uses.
	capacity transit planning	
A5	Adoption of Financial	Updates to the Financial Functional Plan or other func-
	Functional Plan and Other	tional plans are unlikely to impact proposed updates relat-
	Functional Plan Updates	ing to manufacturing uses.
B 1	Transportation Master	It is unlikely that changes to the TMP and Transportation
	Plan and Transportation	Element would impact proposed updates related to manu-
	Element Updates	facturing uses.
B2	Parking-related Policies &	It is unlikely that parking-related updates in Downtown
	Regulations update to im-	will impact policy and regulatory updates related to manu-
	plement recommendations	facturing uses.
	of Downtown parking	
	management study group	
В3	General Sewer Plan Up-	It is unlikely that the General Sewer Plan update would
	date	impact updates to policies and regulations related to manu-
		facturing uses.

	Proposed Amendment	Impact on Subject Amendment
B4	Manufacturing-related	N/A
	policies & regulations up-	
	date	
B5	North Redmond "Wedge"	It is unlikely that the Wedge Subarea Plan would impact
	Subarea Plan	proposed updates to policies and regulations related to
		manufacturing uses.
B6	Neighborhood Commercial	It is unlikely that updates to Neighborhood Commercial
	Policy & Regulatory Up-	policies and regulations would impact proposed updates to
	date	policies and regulations related to manufacturing uses.
B7	Overlake single-family	Updates to policies and regulations in the single-family
	residential policy and regu-	portion of the Overlake neighborhood are not expected to
	latory update	impact updates to manufacturing-related policies and regu-
		lations.
C1	Land use and zoning	The potential amendments to the Comprehensive Plan and
	change for the 127-acre	Community Development Guide specific to the Keller
	Keller property	property are unlikely to impact proposed updates to poli-
		cies and regulations related to manufacturing uses.
C2	Remove Green Street des-	The removal of the Green Street designation from the
	ignation on portion of NE	north side of NE 51 st Street west of SR 520 in the Overlake
	51 st Street	neighborhood is not expected to impact proposed updates
	D. I. O. L.	to policies and regulations related to manufacturing uses.
C3	Policy & regulatory revi-	Policy and regulatory updates to the Overlake Design Dis-
	sions in the Overlake De-	trict are not expected to impact proposed updates to poli-
	sign District (Group Health)	cies and regulations related to manufacturing uses.
D1	Revise limits on restau-	The proposal to expand allowed seating could impact
ועו	rants in the Manufactur-	broader policy and regulatory changes related to manufac-
	ing Park zone (Pomegran-	turing uses. The two proposals should be considered in
	ate)	light of their potential cumulative impacts.
D2	Land use and zoning	It is unlikely that the Chee land use and zoning amendment
	change from a Manufac-	would impact the proposed updates to policies and regula-
	turing Park (MP) designa-	tions related to manufacturing uses. The reverse, however,
	tion to a Business Park	is not true (see appropriate matrix).
	(BP) designation for the	, , , , , , , , , , , , , , , , , , , ,
	Chee property.	
D3	Land use and zoning	It is unlikely that the Kent land use and zoning amendment
	change from a Manufac-	would impact the proposed updates to policies and regula-
	turing Park (MP) designa-	tions related to manufacturing uses. The reverse, however,
	tion to a Business Park	is not true (see appropriate matrix).
	(BP) designation for the	
	Kent property.	

	Proposed Amendment	Impact on Subject Amendment
D4	Land use and zoning	It is unlikely that the Richardson land use and zoning
	change from Multi-Family	amendment would impact the proposed updates to policies
	Urban/R-12 to General	and regulations related to manufacturing uses.
	Commercial for the	
	Richardson property	

Consistency with the Community Develop	nment Guide	
The Planning Commission will evaluate the proposed amendment related to manufacturing uses		
for consistency with the Community Development Guide as part of its individual review of the		
proposal.	opinione during as part of its marriadan review of the	
Consistency with the Comprehensive Plan	n Amendment Criteria (Policy PI-16)	
Consistency with the Growth Manage-	The Planning Commission will evaluate the consis-	
ment Act, the Procedural Criteria,	tency of the proposed policy and regulatory amend-	
VISION 2020 or its successor, and the	ments related to manufacturing uses with the	
Countywide Planning Policies	Growth Management Act, the procedural criteria	
	and the Countywide Planning Policies as part of the	
	individual review of this amendment.	
Consistency with the Comprehensive	The Planning Commission will evaluate the pro-	
Plan, including the preferred land use	posed policy and regulatory amendments related to	
pattern in the Land Use Element	manufacturing uses for consistency with the Com-	
•	prehensive Plan and the preferred land use pattern	
	as part of its individual review of the proposal.	
The capability of the land for develop-	The Planning Commission will review the proposal	
ment including the prevalence of sensi-	in light of the capability of the land for develop-	
tive areas	ment as part of its individual review of this amend-	
	ment.	
The capacity of public facilities and ser-	The Planning Commission will evaluate whether	
vices, and whether public facilities and	the proposed manufacturing-related updates would	
services can be provided cost-effectively	continue to allow cost-effective public facilities and	
at the proposed density/intensity	services provision as part of its individual review of	
	the proposal.	
Whether the proposed land use designa-	The Planning Commission will review the proposed	
tions or uses are compatible with	updates to policies and regulations related to manu-	
nearby land use designations or uses	facturing uses for compatibility with nearby land	
Ye ()	uses as part of its individual review of this proposal.	
If the amendment proposes a change in	The Planning Commission will evaluate the extent	
allowed uses in an area, the need for the	to which the proposed policy and regulatory up-	
land uses which would be allowed and	dates related to manufacturing uses would meet an	
whether the change would result in the	existing land use need, and whether they would re-	
loss of capacity to accommodate other	sult in a net loss of housing.	
needed uses, especially whether the		
proposed change complies with policy HO-16, the City's policy of no-net loss		
of housing capacity		
or nousing capacity		

Potential general impacts to the natural	The potential general impacts to the natural envi-
environment, such as impact to critical	ronment, including critical areas and other natural
areas and other natural resources	resources, will be evaluated by the Planning Com-
	mission as part of the individual review of this up-
	date.
Potential general economic impacts,	The Planning Commission will evaluate the poten-
such as impacts for business, residents,	tial general economic impacts associated with
property owners, or City Government	changing policies and regulations related to manu-
	facturing uses.
For issues that have been considered	N/A
within the last four annual updates,	
whether there has been a change in cir-	
cumstances that makes the proposed	
amendment appropriate or whether the	
amendment is needed to remedy a mis-	
take	

AMENDMENT B5 -NORTH REDMOND "WEDGE" SUBAREA PLAN

Brief description of the proposed amendment:

The North Redmond "Wedge" is the area bounded by Redmond-Woodinville Road, NE 109th Street, the Sammanish Valley, and the city limits. This proposal would amend the Comprehensive Plan and Community Development Guide to address items related to single-family residential development, vehicular access, neighborhood character, and redevelopment prior to a pending increase in allowed density which is scheduled to become effective in September 2008. It will also be coordinated with the transportation corridor studies along both Redmond-Woodinville Road and 154th Place NE.

	Proposed Amendment	Impact on Subject Amendment
A1	Update and Implement the Over- lake Neighborhood Plan	Refinement and implementation of the Overlake Neighborhood Plan is not expected to impact the Wedge Subarea Plan.
A2	Update Viewpoint Neighborhood Plan	Updates to the Viewpoint Neighborhood Plan are not expected to impact the Wedge Subarea Plan.
A3	Shoreline Master Program Update	Updates to the Shoreline Master Program are not expected to impact the Wedge Subarea Plan.
A4	Updates to land use and transportation policies and regulations related to high capacity transit planning	Updates to policies and regulations relating to high capacity transit planning are not expected to impact the Wedge Subarea Plan.
A5	Adoption of Financial Functional Plan and Other Functional Plan Updates	Updates to the Financial Functional Plan or other functional plans are not expected to impact the Wedge Subarea Plan.
B1	Transportation Master Plan and Transportation Element Updates	Changes to sidewalk standards in the TMP and/or Development Guide could potentially impact policy in the Wedge Subarea Plan since the Plan will address road corridor profiles especially along Red-Wood Road and 154 th Place NE.
B2	Parking-related Policies & Regulations update to implement recommendations of Downtown parking management study group	Parking-related updates in Downtown are not expected to impact the Wedge Subarea Plan.
В3	General Sewer Plan Update	The General Sewer Plan update could potentially impact the Wedge Subarea Plan since one of the challenges of residential development in the Wedge is the provision of utilities. The two amendments should be considered in light of that potential.

	Proposed Amendment	Impact on Subject Amendment
B4	Manufacturing-related policies &	Manufacturing-related policy and regulatory up-
	regulations update	dates are not expected to impact the Wedge Su-
		barea Plan.
B5	North Redmond "Wedge" Su-	N/A
	barea Plan	
B6	Neighborhood Commercial Policy	Neighborhood Commercial policies and regulations
	& Regulatory Update	are not expected to impact the Wedge Subarea
		Plan.
B7	Overlake single-family residential	Updates to policies and regulations in the single-
	policy and regulatory update	family portion of the Overlake neighborhood are
		not expected to impact the North Redmond Wedge
C1	I and use and new! b f	Subarea Plan. The notatial amondments to the Comprehensive
C1	Land use and zoning change for the 127-acre Keller property	The potential amendments to the Comprehensive Plan and Community Development Guide specific
	the 127-acre Kener property	to the Keller property are not expected to impact
		the Wedge Subarea Plan.
C2	Remove Green Street designation	The removal of the Green Street designation from
	on portion of NE 51 st Street	the north side of NE 51 st Street west of SR 520 in
	P CONTRACTOR OF THE CONTRACTOR	the Overlake neighborhood is not expected to im-
		pact the Wedge Subarea Plan.
C3	Policy & regulatory revisions in	Policy and regulatory updates to the Overlake De-
	the Overlake Design District	sign District are not expected to impact the Wedge
	(Group Health)	Subarea Plan.
D 1	Revise limits on restaurants in the	The proposal to expand allowed seating in the MP
	Manufacturing Park zone (Pome-	zone is not expected to impact the Wedge Subarea
D2	granate)	Plan.
D2	Land use and zoning change from	The Chee land use and zoning amendment is not
	a Manufacturing Park (MP) designation to a Business Park (BP)	expected to impact the Wedge Subarea Plan.
	designation for the Chee property.	
D3	Land use and zoning change from	The Kent land use and zoning amendment is not
	a Manufacturing Park (MP) des-	expected to impact the Wedge Subarea Plan.
	ignation to a Business Park (BP)	r
	designation for the Kent property.	
D4	Land use and zoning change from	The Richardson land use and zoning amendment is
	Multi-Family Urban/R-12 to Gen-	not expected to impact the Wedge Subarea Plan.
	eral Commercial for the Richard-	-
	son property	

Consistency with the Community Development Guide		
	te the proposed Wedge Subarea Plan with the Community	
Development Guide as part of its individual review of the proposal.		
Consistency with the Comprehensive Plan Amendment Criteria (Policy PI-16)		
Consistency with the Growth	The Planning Commission will evaluate the consistency	
Management Act, the Procedural	of the proposed Wedge Subarea Plan with the Growth	
Criteria, VISION 2020 or its suc-	Management Act, procedural criteria, and the County-	
cessor, and the Countywide Plan-	wide Planning Policies as part of the individual review of	
ning Policies	this amendment.	
Consistency with the Comprehen-	The Wedge Subarea Plan is not expected to change al-	
sive Plan, including the preferred	lowed uses or development intensities in the North Red-	
land use pattern in the Land Use	mond Wedge.	
Element		
The capability of the land for de-	The Planning Commission will review the Wedge Su-	
velopment including the preva-	barea Plan in light of the capability of the land for devel-	
lence of sensitive areas	opment as part of its individual review of this amend-	
	ment. Indeed, unusual development challenges of the	
	land in this area are one driver to completing the Plan.	
The capacity of public facilities	The Planning Commission will evaluate whether the	
and services, and whether public	Wedge Subarea Plan would result in the provision of	
facilities and services can be pro-	cost-effective public facilities and services as part of its	
vided cost-effectively at the pro-	individual review of the proposal.	
posed density/intensity		
Whether the proposed land use	The Wedge Subarea Plan is not expected to result in	
designations or uses are compati-	changes to allowed uses or intensity of development, and	
ble with nearby land use designa-	therefore is not expected to bear significantly on land use	
tions or uses	compatibility.	
If the amendment proposes a	The Subarea Plan is not expected to result in changes to	
change in allowed uses in an area,	allowed uses.	
the need for the land uses which		
would be allowed and whether the		
change would result in the loss of		
capacity to accommodate other		
needed uses, especially whether the proposed change complies with		
policy HO-16, the City's policy of		
no-net loss of housing capacity		
	The notantial general impacts to the natural environment	
Potential general impacts to the natural environment, such as im-	The potential general impacts to the natural environment, including critical areas and other natural resources, will	
pact to critical areas and other	be evaluated by the Planning Commission as part of the	
natural resources	individual review of this update.	
Potential general economic im-	The Planning Commission will evaluate the potential	
pacts, such as impacts for busi-	general economic impacts associated with changing poli-	
ness, residents, property owners,	cies and regulations related to residential development in	
or City Government	the Wedge area as part of its individual review of this	
	proposal.	
	F F *****	

For issues that have been considered within the last four annual updates, whether there has been a change in circumstances that makes the proposed amendment appropriate or whether the amendment is needed to remedy a mistake

This amendment follows the North Redmond Neighborhood Plan update and is necessary because this portion of the North Redmond neighborhood presents special challenges to residential development not present in other parts of the neighborhood.

AMENDMENT B6 –NEIGHBORHOOD COMMERCIAL POLICY & REGULATORY UPDATE

Brief description of the proposed amendment:

This proposal would institute updated regulations for the Neighborhood Commercial zone, taking direction from adopted Comprehensive Plan Policy, but also updating Plan policy as needed to address the current needs and interests related to neighborhood commercial as it may exist within close proximity to predominantly single-family residential areas.

	Proposed Amendment	Impact on Subject Amendment
A1	Update and Implement	Refinement and implementation of the Overlake Neighbor-
	the Overlake Neighbor-	hood Plan is not expected to impact policy and regulatory
	hood Plan	updates related to the Neighborhood Commercial zone since
		none of Overlake is zoned NC.
A2	Update Viewpoint	Updates to the Viewpoint Neighborhood Plan may impact
	Neighborhood Plan	updates to policies and regulations governing the NC zone,
		since issues raised through that neighborhood planning proc-
		ess could shed light on the appropriate regulatory framework
		for the NC zone.
A3	Shoreline Master Pro-	Updates to the Shoreline Master Program are not expected to
	gram Update	impact policy and regulatory updates related to the
		Neighborhood Commercial zone.
A4	Updates to land use and	Updates to the policies and regulations relating to high ca-
	transportation policies	pacity transit planning are not expected to impact policy and
	and regulations related	regulatory updates related to the Neighborhood Commercial
	to high capacity transit	zone.
	planning	
A5	Adoption of Financial	Updates to the Financial Functional Plan or other functional
	Functional Plan and	plans are not expected to impact policy and regulatory up-
	Other Functional Plan	dates related to the Neighborhood Commercial zone.
	Updates	
B 1	Transportation Master	Updates to the TMP and Transportation Element are unlikely
	Plan and Transportation	to impact policy and regulatory updates related to the
	Element Updates	Neighborhood Commercial zone.
B2	Parking-related Policies	Parking-related updates in Downtown are not expected to
	& Regulations update to	impact policy and regulatory updates related to the
	implement recommenda-	Neighborhood Commercial zone.
	tions of Downtown park-	
	ing management study	
	group	

	Proposed Amendment	Impact on Subject Amendment
В3	General Sewer Plan Up-	The General Sewer Plan update is not expected to impact
	date	policy and regulatory updates related to the Neighborhood
		Commercial zone.
B4	Manufacturing-related	Manufacturing-related policy and regulatory updates are not
	policies & regulations	expected to impact policy and regulatory updates related to
	update	the Neighborhood Commercial zone.
B5	North Redmond	The North Redmond Wedge Subarea Plan is not expected to
	"Wedge" Subarea Plan	impact policy and regulatory updates related to the
	J	Neighborhood Commercial zone.
B6	Neighborhood Commer-	N/A
	cial Policy & Regulatory	
	Update	
B7	Overlake single-family	Updates to policies and regulations in the single-family por-
	residential policy and	tion of the Overlake neighborhood could influence the shape
	regulatory update	of Neighborhood Commercial policies and regulations to the
		extent that residents in Overlake single-family areas show
		interest in the concept of Neighborhood Commercial uses in
		the area.
C1	Land use and zoning	The potential amendments to the Comprehensive Plan and
	change for the 127-acre	Community Development Guide specific to the Keller prop-
	Keller property	erty are not expected to impact policy and regulatory updates
		related to the Neighborhood Commercial zone.
C2	Remove Green Street	The removal of the Green Street designation from the north
	designation on portion of	side of NE 51 st Street west of SR 520 in the Overlake
	NE 51 st Street	neighborhood is not expected to impact policy and regula-
~~		tory updates related to the Neighborhood Commercial zone.
C3	Policy & regulatory revi-	Policy and regulatory updates to the Overlake Design Dis-
	sions in the Overlake De-	trict are not expected to impact policy and regulatory up-
	sign District (Group	dates related to the Neighborhood Commercial zone.
D1	Health)	
D1	Revise limits on restau-	The proposal to expand allowed seating in the MP zone is
	rants in the Manufactur-	not expected to impact policy and regulatory updates related
	ing Park zone (Pome-	to the Neighborhood Commercial zone.
D2	granate)	The Charlend was and zening amondment is not expected to
D2	Land use and zoning	The Chee land use and zoning amendment is not expected to
	change from a Manufac-	impact policy and regulatory updates related to the Neighborhood Commercial zone.
	turing Park (MP) desig- nation to a Business Park	i Neighborhood Commercial zolle.
	(BP) designation for the	
	Chee property.	

	Proposed Amendment	Impact on Subject Amendment
D3	Land use and zoning	The Kent land use and zoning amendment is not expected to
	change from a Manufac-	impact policy and regulatory updates related to the
	turing Park (MP) desig-	Neighborhood Commercial zone.
	nation to a Business Park	
	(BP) designation for the	
	Kent property.	
D4	Land use and zoning	The Richardson land use and zoning amendment is not ex-
	change from Multi-	pected to impact policy and regulatory updates related to the
	Family Urban/R-12 to	Neighborhood Commercial zone.
	General Commercial for	
	the Richardson property	

Consistency with the Community Development Guide			
The Planning Commission will evaluate the proposed policy and regulatory updates related to the			
Neighborhood Commercial zone as part of its individual review of the proposal.			
Consistency with the Comprehens	Consistency with the Comprehensive Plan Amendment Criteria (Policy PI-16)		
Consistency with the Growth	The Planning Commission will evaluate the consistency of		
Management Act, the Proce-	the proposed changes related to the NC zone with the		
dural Criteria, VISION 2020 or	Growth Management Act, procedural criteria, and the		
its successor, and the County-	Countywide Planning Policies as part of the individual re-		
wide Planning Policies	view of this amendment.		
Consistency with the Compre-	The Planning Commission will evaluate the consistency of		
hensive Plan, including the pre-	the proposed changes related to the NC zone with the Com-		
ferred land use pattern in the	prehensive Plan and the preferred land use vision as part of		
Land Use Element	its individual review of this amendment.		
The capability of the land for	The Planning Commission will review the changes related		
development including the	to the NC zone in light of the capability of the land for de-		
prevalence of sensitive areas	velopment as part of its individual review of this amend-		
	ment. Note that the amendment is not site-specific.		
The capacity of public facilities	The Planning Commission will evaluate whether the		
and services, and whether public	changes related to the NC zone would result in the ability		
facilities and services can be pro-	to provide cost-effective public facilities and services as		
vided cost-effectively at the pro-	part of its individual review of the proposal.		
posed density/intensity			
Whether the proposed land use	The Planning Commission will evaluate whether the		
designations or uses are com-	changes related to the NC zone would result in land use		
patible with nearby land use des-	compatibility problems as part of its individual review of		
ignations or uses	this amendment.		

If the amendment proposes a	The Planning Commission will evaluate the need for uses
change in allowed uses in an	typical of those proposed as part of the changes to the NC
area, the need for the land uses	zone as part of its individual review of this amendment. It
which would be allowed and	will also evaluate whether the changes would result in a net
whether the change would result	loss of housing.
in the loss of capacity to accom-	_
modate other needed uses, espe-	
cially whether the proposed	
change complies with policy HO-	
16, the City's policy of no-net	
loss of housing capacity	
Potential general impacts to the	The potential general impacts to the natural environment,
natural environment, such as	including critical areas and other natural resources, will be
impact to critical areas and other	evaluated by the Planning Commission as part of the indi-
natural resources	vidual review of this update.
Potential general economic im-	The Planning Commission will evaluate the potential gen-
pacts, such as impacts for busi-	eral economic impacts associated with changing policies
ness, residents, property owners,	and regulations related to the Neighborhood Commercial
or City Government	zone as part of its individual review of this proposal.
For issues that have been consid-	N/A
ered within the last four annual	
updates, whether there has been	
a change in circumstances that	
makes the proposed amendment	
appropriate or whether the	
amendment is needed to remedy	
a mistake	

Review Matrix (return to Table of Contents)

Proposed 2007-08 Comprehensive Plan Amendments AMENDMENT B7 – OVERLAKE SINGLE-FAMILY RESIDENTIAL POLICY & REGULATORY UPDATE

Brief description of the proposed amendment:

The Overlake Neighborhood Plan update focuses on the employment and retail areas of Overlake while updating single-family-related policies and regulations for formatting consistency. This amendment will address substantive issues specific to the single-family residential portion of Overlake, such as provisions related to residential design standards, cottage housing, and opportunities for neighborhood commercial. Much of the public process for this amendment is expected to overlap with the public process for the Viewpoint Neighborhood update (see https://example.com/itemat/neighborhood update (see <a href="

	Proposed Amendment	Impact on Subject Amendment
A1	Update and Implement the	The implementation and refinement of the Overlake
	Overlake Neighborhood Plan	Neighborhood Plan will have some effect on updates to
		the single-family residential portions of the Overlake
		neighborhood. The Overlake Neighborhood Plan update
		will update single-family policies and regulations for
		consistency in formatting, while further updates to the
		substance of single-family-related policies and regula-
		tions will be coordinated through the Viewpoint
		Neighborhood Plan update.
A2	Update Viewpoint Neighbor-	The Viewpoint Neighborhood Plan update is likely to
	hood Plan	influence policy and regulatory updates to the single-
		family portion of Overlake since the two public proc-
		esses will overlap considerably. Also, since the areas are
		adjacent to one another, they share some common issues,
		for example, their mutual proximity to the employment
		and mixed-use portions of Overlake.
A3	Shoreline Master Program	Changes to shoreline regulations are not expected to im-
	Update	pact the single-family residential portions of the Over-
		lake neighborhood since they are not within the shoreline
		jurisdiction.
A4	Updates to land use and	The updates to land use and transportation policies and
	transportation policies and	regulations related to high capacity transit (HCT) plan-
	regulations related to high	ning are unlikely to affect the update of the single-family
	capacity transit planning	residential portions of the Overlake neighborhood.
A5	Adoption of Financial Func-	It is unlikely that the adoption of the Financial Func-
	tional Plan and Other Func-	tional Plan will affect policy and regulatory updates re-
	tional Plan Updates	garding the single-family residential portions of the
		Overlake neighborhood.

	Proposed Amendment	Impact on Subject Amendment
B1	Transportation Master Plan	It is unlikely that updates to the TMP and Transportation
	and Transportation Element	Element would impact policy and regulatory updates re-
	Updates	garding single-family residential portions of the Over-
	_	lake neighborhood.
B2	Parking-related Policies &	Updates to parking policies and regulations in the Down-
	Regulations update to im-	town area are unlikely to affect policy and regulatory
	plement recommendations of	updates regarding single-family residential portions of
	Downtown parking man-	the Overlake neighborhood.
	agement study group	
В3	General Sewer Plan Update	The General Sewer Plan Update will take into account
		development potential, and thus sewer service demand,
		in the single-family residential portions of the Overlake
		neighborhood.
B4	Manufacturing-related poli-	It is unlikely that changes to Manufacturing-related poli-
	cies & regulations update	cies and regulations will impact policy and regulatory
		updates regarding single-family residential portions of
D.5		the Overlake neighborhood since the area is residential.
B5	North Redmond "Wedge"	It is unlikely that the "Wedge" Subarea Plan would im-
	Subarea Plan	pact policy and regulatory updates regarding single-
		family residential portions of the Overlake neighbor-
D.C	N'11 I IC 'I	hood.
B6	Neighborhood Commercial Policy & Regulatory Update	It is possible that changes to Neighborhood Commercial
	Toncy & Regulatory Opuate	policies and regulations would impact policy and regulatory updates regarding single-family residential portions
		of the Overlake neighborhood since it is possible that the
		updates could include recommending locations for
		Neighborhood Commercial zoning.
B7	Overlake single-family resi-	N/A
",	dential policy and regulatory	
	update	
C1	Land use and zoning change	It is unlikely that the potential amendments to the Com-
	for the 127-acre Keller prop-	prehensive Plan and Community Development Guide
	erty	specific to the Keller property will affect policy and
		regulatory updates regarding single-family residential
		portions of the Overlake neighborhood.
C2	Remove Green Street desig-	The removal of the Green Street designation from the
	nation on portion of NE 51st	north side of NE 51 st Street west of SR 520 in the Over-
	Street	lake neighborhood may change the character of future
		development in that area, which is adjacent to single-
		family portions of Overlake, and so could potentially in-
		fluence decision-making during the neighborhood plan-
		ning process.

	Proposed Amendment	Impact on Subject Amendment
C3	Policy & regulatory revisions	Changes to the Overlake Design District policies and
	in the Overlake Design Dis-	regulations are being considered in coordination with the
	trict (Group Health)	Overlake Neighborhood Plan update. That plan update
		could, as noted in row A1, have some effect on planning
		for the single-family residential portions of Overlake due
		to their proximity to one another.
D1	Revise limits on restaurants	It is unlikely that changes in allowed restaurant seating
	in the Manufacturing Park	in the Manufacturing Park zone will impact policy and
	zone (Pomegranate)	regulatory updates regarding single-family residential
		portions of the Overlake neighborhood since none of the
		area is zoned as a Manufacturing Park.
D2	Land use and zoning change	The potential change from a Manufacturing Park to Busi-
	from a Manufacturing Park	ness Park zone, with the intent of developing a residen-
	(MP) designation to a Busi-	tial/mixed-use building, is unlikely to affect policy and
	ness Park (BP) designation	regulatory updates regarding single-family residential
	for the Chee property.	portions of the Overlake neighborhood.
D3	Land use and zoning change	The potential change from a Manufacturing Park to Busi-
	from a Manufacturing Park	ness Park zone, with the intent of developing a residen-
	(MP) designation to a Busi-	tial/mixed-use building, is unlikely to affect policy and
	ness Park (BP) designation	regulatory updates regarding single-family residential
	for the Kent property.	portions of the Overlake neighborhood.
D4	Land use and zoning change	The potential change from a Multi-Family Urban desig-
	from Multi-Family Urban/R-	nation to a General Commercial Designation is unlikely
	12 to General Commercial	to affect policy and regulatory updates regarding single-
	for the Richardson property	family residential portions of the Overlake neighbor-
		hood.

There are likely to be amendments required to either the text or maps of the Redmond Community Development Guide to help implement updates to the neighborhood plan. Overall consistency with the Community Development Guide will be evaluated as part of the Planning Commission's review of updates to the neighborhood plan.

tency with the Community Development Guide will be evaluated as part of the Framming Com-		
mission's review of updates to the neighborhood plan.		
Consistency with the Comprehensive Plan Amendment Criteria (Policy PI-16)		
Consistency with the Growth Man-	The Planning Commission will evaluate the consis-	
agement Act, the Procedural Criteria,	tency of the proposed policy and regulatory updates	
VISION 2020 or its successor, and the	regarding single-family residential portions of the	
Countywide Planning Policies	Overlake neighborhood with the Growth Manage-	
	ment Act, the procedural criteria and the Countywide	
	Planning Policies as part of the individual review of	
	this amendment.	
Consistency with the Comprehensive	The Planning Commission will evaluate the consis-	
Plan, including the preferred land use	tency of the amendment with the Comprehensive	
pattern in the Land Use Element	Plan policies and the preferred land use pattern in the	
	Land Use Element as part of the individual review of	
	policy and regulatory updates regarding single-family	

	residential portions of the Overlake neighborhood.
The capability of the land for devel-	The Planning Commission will evaluate the capabil-
opment including the prevalence of	ity of land for development, including the prevalence
sensitive areas	of sensitive areas as part of the individual review of
	policy and regulatory updates regarding single-family
	residential portions of the Overlake neighborhood.
The capacity of public facilities and	The capacity of public facilities and services and
services, and whether public facilities	whether public facilities and services can be provided
and services can be provided cost-	cost effectively at the intensity allowed will be con-
effectively at the proposed den-	sidered as part of the individual review of policy and
sity/intensity	regulatory updates regarding single-family residential
	portions of the Overlake neighborhood, as well as
	through any resulting site specific development pro-
W/L-4L4L	posals.
Whether the proposed land use designations or uses are compatible with	The neighborhood planning process includes discussion of postby land use designations or uses and will
nations or uses are compatible with nearby land use designations or uses	sion of nearby land use designations or uses and will be evaluated through the updates to these criteria in
hear by fand use designations of uses	the neighborhood plan.
If the amendment proposes a change	Some of the action taken to implement policy and
in allowed uses in an area, the need	regulatory updates regarding single-family residential
for the land uses which would be al-	portions of the Overlake neighborhood may include
lowed and whether the change would	changes in land use. Net impact to housing capacity
result in the loss of capacity to ac-	will be evaluated as part of the Planning Commis-
commodate other needed uses, espe-	sion's individual review of this amendment.
cially whether the proposed change	
complies with policy HO-16, the	
City's policy of no-net loss of housing	
capacity	
Potential general impacts to the natu-	Potential general impacts to the natural environment
ral environment, such as impact to	could include those associated with general housing
critical areas and other natural re-	and infill development. The Planning Commission
sources	will evaluate those impacts as part of its individual
	review of the amendment.
Potential general economic impacts,	The Planning Commission will evaluate the potential
such as impacts for business, resi-	general economic impacts related to policy and regu-
dents, property owners, or City Gov-	latory updates regarding single-family residential
ernment	portions of the Overlake neighborhood as part of the
	individual review of this update.

For issues that have been considered	N/A
within the last four annual updates,	
whether there has been a change in	
circumstances that makes the pro-	
posed amendment appropriate or	
whether the amendment is needed to	
remedy a mistake	

AMENDMENT C1 – LAND USE AND ZONING CHANGE FOR 127-ACRE KELLER PROPERTY

Brief description of the proposed amendment:

The Keller property is located between NE Union Hill Road and Avondale Rd NE in the Bear Creek neighborhood. The applicant is seeking a land use designation of Design District and zoning designation of Bear Creek Design District. The proposed amendment would also involve development of a master plan for the Keller Farm. The property is currently designated primarily Semi-Rural (RA-5 zoning), with small portions designated Single-Family Urban (R-6 zoning) and Business Park (BP zoning).

The applicant's purpose for the proposed amendment is to allow for the development of Retirement Residences, clustering the site and building improvements in the northwestern area of the property and permanently protecting and preserving approximately 115 acres as open space.

The development would total approximately 155 living units located on approximately nine developable acres of the 127-acre Keller property. The proposal is to accommodate approximately 145 units in a main building, seven bungalows, and housing for employees. Ten percent of all the dwellings are proposed to be made affordable to those earning up to 80% of countywide median income

The applicant also proposes to assist with or provide:

- Reconnecting portions of the floodplain and associated wetlands through off channel rearing areas and restoration of degraded areas.
- Day-lighting and re-routing a portion of a piped and ditched watercourse southward through the site and connecting it with Bear Creek.
- Enhancing wetlands and stream and wetland buffers on the site for the maintenance and protection of critical habitat.
- Providing an easement to the City of Redmond to allow the City to reroute and enhance Evans Creek.
- Provision of easements through the site to connect City trails.

	Proposed Amendment	Impact on Subject Amendment
A1	Update and Implement the	It is unlikely that the implementation and refinement of the
	Overlake Neighborhood	Overlake Neighborhood Plan will affect the amendment
	Plan	related to the Keller property.
A2	Update Viewpoint	It is unlikely that the update to the Viewpoint Neighbor-
	Neighborhood Plan	hood Plan would affect the amendment related to the Kel-
		ler property.

	Proposed Amendment	Impact on Subject Amendment
A3	Shoreline Master Program	Although the Keller property includes shorelines of the
110	Update	state, the applicant proposes to place structures outside of
	- F ames	the shoreline jurisdictions. Therefore, it is unlikely that the
		SMP update will affect the Keller property proposal.
A4	Updates to land use and	It is unlikely that updates to land use and transportation
	transportation policies and	policies and regulations related to high capacity transit
	regulations related to high	planning will affect the Keller property proposal.
	capacity transit planning	
A5	Adoption of Financial	The potential adoption or update of functional plans to im-
	Functional Plan and Other	plement the Comprehensive Plan is unlikely to affect the
	Functional Plan Updates	amendment related to the Keller property.
B 1	Transportation Master	TMP and Transportation Element updates are unlikely to
	Plan and Transportation	impact the Keller Farm proposal.
	Element Updates	
B2	Parking-related Policies &	It is unlikely that updates to policies and regulations re-
	Regulations update to im-	lated to parking in Downtown will impact the Keller prop-
	plement recommendations	erty amendment.
	of Downtown parking	
	management study group	
B3	General Sewer Plan Up-	It is unlikely that the General Sewer Plan Update will im-
	date	pact the Keller property amendment.
B4	Manufacturing-related	It is unlikely that updates to manufacturing-related policies
	policies & regulations up-	and regulations will impact the Keller property amend-
	date	ment.
B5	North Redmond "Wedge"	It is unlikely that the North Redmond Wedge Subarea Plan
	Subarea Plan	would impact the proposal for the Keller Farm.
B6	Neighborhood Commercial	It is unlikely that changes to Neighborhood Commercial
	Policy & Regulatory Up-	policies and regulations would impact the proposal for the
	date	Keller Farm.
B7	Overlake single-family	Updates to policies and regulations in the single-family
	residential policy and regu-	portion of the Overlake neighborhood are not expected to
	latory update	impact the land use and zoning change for the Keller prop-
C1	Land use and	erty.
C1	Land use and zoning	N/A
	change for the 127-acre	
C	Keller property Remove Green Street des-	The removal of the Green Streets designation from the
C2		The removal of the Green Streets designation from the north side of NE 51 st Street in the Overlake neighborhood
	ignation on portion of NE 51 st Street	will not affect the amendment related to the Keller prop-
	31 80 660	erty.
C3	Policy & regulatory revi-	Proposed changes to the Overlake Design District policies
	sions in the Overlake De-	and regulations are unlikely to affect the amendment re-
	sign District (Group	lated to the Keller property.
	Health)	intention in exercise property.
	11041011)	

	Proposed Amendment	Impact on Subject Amendment
D1	Revise limits on restau- rants in the Manufactur- ing Park zone (Pomegran-	It is unlikely that changes in allowed restaurant seating in the Manufacturing Park zone will impact the Keller property proposal.
D2	change from a Manufactur- ing Park (MP) designation to a Business Park (BP) designation for the Chee	It is unlikely that the land-use change contemplated on the Chee property would impact the proposal for the Keller property.
D3	Land use and zoning change from a Manufacturing Park (MP) designation to a Business Park (BP) designation for the Kent property.	It is unlikely that the land-use change contemplated on the Kent property would impact the proposal for the Keller property.
D4	1 1	The potential change from a Multi-Family Urban designation to a General Commercial Designation is unlikely to affect the Keller property amendment.

There will likely be a number of amendments required to the text and maps of the Redmond Community Development Guide in connection with this proposal. Overall consistency with the Community Development Guide will be evaluated as part of the Planning Commission's individual review of this proposal.

vidual review of this proposal.		
Consistency with the Comprehensiv	e Plan Amendment Criteria (Policy PI-16)	
Consistency with the Growth	The Planning Commission will evaluate the consistency	
Management Act, the Procedural	of the proposed changes to the Keller property with the	
Criteria, VISION 2020 or its suc-	Growth Management Act, the procedural criteria and the	
cessor, and the Countywide Plan-	Countywide Planning Policies as part of the individual	
ning Policies	review of this amendment.	
Consistency with the Comprehen-	The Planning Commission will evaluate the consistency	
sive Plan, including the preferred	of the amendment with the Comprehensive Plan policies	
land use pattern in the Land Use	and the preferred land use pattern in the Land Use Ele-	
Element	ment as part of the individual review of the proposed	
	changes to the Keller property.	
The capability of the land for de-	The Planning Commission will evaluate the capability of	
velopment including the preva-	land for development, including the prevalence of sensi-	
lence of sensitive areas	tive areas as part of the individual review of the proposed	
	changes to the Keller property.	

The capacity of public facilities	The capacity of public facilities and services and whether
and services, and whether public	public facilities and services can be provided cost effec-
facilities and services can be pro-	tively at the intensity allowed will be considered as part
vided cost-effectively at the pro-	of the individual review of the proposed changes to the
posed density/intensity	Keller property, as well as through any resulting site spe-
	cific development proposals. Further, the amendment
	proposes to assist the City in providing a future City of
	Redmond stormwater facility.
Whether the proposed land use	The Planning Commission will evaluate whether the pro-
designations or uses are compati-	posed land use designations and uses are compatible with
ble with nearby land use designa-	nearby land use designations and uses. The development
tions or uses	on the site would be clustered in the northwestern area of
tions of uses	the property near adjacent properties designated Multi-
	Family Urban and zoned R-12 and designated Single-
	Family Urban and zoned R-6, respectively.
If the amendment proposes a	The amendment is expected to result in a net increase in
change in allowed uses in an area,	housing capacity compared to the existing base zoning
the need for the land uses which	capacity.
would be allowed and whether the	capacity.
change would result in the loss of	
capacity to accommodate other	
needed uses, especially whether	
the proposed change complies with policy HO-16, the City's pol-	
icy of no-net loss of housing capac-	
Detential general impacts to the	Detential general impacts to the natural environment in
Potential general impacts to the	Potential general impacts to the natural environment in-
natural environment, such as im-	clude those associated with general housing develop-
pact to critical areas and other natural resources	ment. Some negative impacts to the environment may be
natural resources	mitigated through the clustering of development on the
	site and the preservation of approximately 115 acres as
	open space. Improvements to the natural environment
	are proposed by day-lighting and re-routing a portion of a
	piped and ditched watercourse, enhancing existing wet-
	lands and stream and wetland buffer areas on the site for
	the protection and maintenance of habitat, and providing
	an easement to the City of Redmond to allow the City to
D. d. l.	re-route and enhance Evans Creek.
Potential general economic im-	Potential general economic impacts resulting from this
pacts, such as impacts for busi-	amendment may include investment in infrastructure,
ness, residents, property owners,	provision of a variety of job opportunities, and support
or City Government	for local service providers (such as physicians and land-
	scape companies). The development is estimated to pro-
	vide approximately 115 full-time-equivalent employment
	opportunities, and could provide affordable housing to
1	some of those employees.

For issues that have been consid-	N/A
ered within the last four annual	
updates, whether there has been a	
change in circumstances that	
makes the proposed amendment	
appropriate or whether the	
amendment is needed to remedy a	
mistake	

AMENDMENT C2 – REMOVE GREEN STREET DESIGNATION ON PORTION OF NE 51ST STREET (NINTENDO)

Brief description of the proposed amendment:

The applicant proposes to remove the Green Street designation from the north side of NE 51st Street (between SR 520 and 148th Avenue NE) in the Overlake neighborhood. The applicant's purpose for the amendment is to facilitate flexibility in designing a corporate campus/office park on the abutting 27-acre property, which is currently undeveloped and is owned by Nintendo of America. The applicant states that this change would allow development of the abutting property in a manner consistent with other corporate campuses in Redmond.

	Proposed Amendment	Impact to Subject Amendment
A1	Update and Implement the Overlake Neighborhood Plan	Refinement of the neighborhood plan and implementing policies will likely impact the proposal to remove the Green Street designation since the City in considering restructuring regulations related to street setbacks in the Overlake employment area. These two amendments are being considered in light of their potential impacts on one another.
A2	Update Viewpoint Neighbor- hood Plan	The update to the Viewpoint Neighborhood Plan will not affect the removal of the Green Street designation from the north side of NE 51 st Street in the Overlake neighborhood.
A3	Shoreline Master Program Update	Since the relevant portion of NE 51 st Street is not near a shoreline, the proposal to remove its Green Street designation will not impact the Shoreline Master Program update.
A4	Updates to land use and transportation policies and regulations related to high capacity transit planning	It is unlikely that updates to land use and transportation policies and regulations related to high capacity transit planning will affect the removal of the Green Streets designation from the north side of NE 51 st Street in the Overlake neighborhood.
A5	Adoption of Financial Functional Plan and Other Functional Plan Updates	It is unlikely that the adoption or update of functional plans to implement the Comprehensive Plan will affect the removal of the Green Streets designation from the north side of NE 51 st Street in the Overlake neighborhood.
B1	Transportation Master Plan and Transportation Element Updates	It is unlikely that updates to the TMP or Transportation Element would impact the proposal to remove the Green Street designation from a portion of NE 51 st Street.

	Proposed Amendment	Impact to Subject Amendment
B2	Parking-related Policies &	It is unlikely that updates to parking-related policies and
	Regulations update to im-	regulations in Downtown would impact the removal of
	plement recommendations of	the Green Street designation from a portion of NE 51 st
	Downtown parking man-	Street.
	agement study group	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
В3	General Sewer Plan Update	The General Sewer Plan update is not expected to impact
	one and open	the removal of the Green Street designation from a portion of NE 51 st Street.
B4	Manufacturing-related poli-	Updates to manufacturing-related policies and regula-
	cies & regulations update	tions are not expected to impact the removal of the Green Street designation from a portion of NE 51 st Street.
B5	North Redmond "Wedge"	The North Redmond Wedge Subarea Plan is not ex-
	Subarea Plan	pected to impact the removal of the Green Street designation from a portion of NE 51 st Street.
B6	Neighborhood Commercial	Updates to policies and regulations related to the
	Policy & Regulatory Update	Neighborhood Commercial zone are not expected to im-
	, , ,	pact the removal of the Green Street designation from a
		portion of NE 51 st Street.
B7	Overlake single-family resi-	Updates to policies and regulations in the single-family
	dential policy and regulatory	portion of the Overlake neighborhood are not expected to
	update	impact the proposed removal of the Green Street desig-
	-	nation for a portion of NE 51 st Street.
C 1	Land use and zoning change	Amendments related to the 127-acre Keller property will
	for the 127-acre Keller prop-	not affect the removal of the Green Streets designation
	erty	from the north side of NE 51 st Street in the Overlake
		neighborhood.
C2	Remove Green Street desig-	N/A
CZ	nation on portion of NE 51 st	10/11
	Street	
C3	Policy & regulatory revisions	The amendment related to the Overlake Design District
	in the Overlake Design Dis-	policies and regulations will not affect the removal of the
	trict (Group Health)	Green Streets designation from the north side of NE 51 st
	cree (Group frame)	Street in the Overlake neighborhood.
D 1	Revise limits on restaurants	The proposal to expand allowed seating in the Manufac-
	in the Manufacturing Park	turing Park zone is not expected to impact the removal of
	zone (Pomegranate)	the Green Street designation from a portion of NE 51 st
	(g	Street.
D2	Land use and zoning change	The amendment related to the Chee property in South-
	from a Manufacturing Park	east Redmond will not affect the removal of the Green
	(MP) designation to a Busi-	Streets designation from the north side of NE 51 st Street
	ness Park (BP) designation	in the Overlake neighborhood.
	for the Chee property.	5

	Proposed Amendment	Impact to Subject Amendment
D3	Land use and zoning change	The amendment related to the Kent property in Southeast
	from a Manufacturing Park	Redmond will not affect the removal of the Green Streets
	(MP) designation to a Busi-	designation from the north side of NE 51 st Street in the
	ness Park (BP) designation	Overlake neighborhood.
	for the Kent property.	
D4	Land use and zoning change	The amendment related to the Richardson property in
	from Multi-Family Urban/R-	Grass Lawn will not affect the removal of the Green
	12 to General Commercial	Streets designation from the north side of NE 51 st Street
	for the Richardson property	in the Overlake neighborhood.

Consistency with the Community Development Guide			
Amendments will be required to the maps and potentially the text of the Redmond Community			
Development Guide. Overall cons	Development Guide. Overall consistency with the Community Development Guide will be		
evaluated as part of the Planning C	Commission's review of this amendment.		
Consistency with the Comprehe	nsive Plan Amendment Criteria (Policy PI-16)		
Consistency with the Growth	The Planning Commission will evaluate the consistency of		
Management Act, the Proce-	the removal of the Green Streets designation from the north		
dural Criteria, VISION 2020	side of NE 51 st Street in the Overlake neighborhood with the		
or its successor, and the Coun-	Growth Management Act, the procedural criteria and the		
tywide Planning Policies	Countywide Planning Policies as part of the review of this		
	amendment.		
Consistency with the Compre-	The Planning Commission will evaluate the consistency of		
hensive Plan, including the	the amendment with the Comprehensive Plan policies and		
preferred land use pattern in	the preferred land use pattern in the Land Use Element as		
the Land Use Element	part of the individual review of the removal of the Green		
	Streets designation from the north side of NE 51 st Street in		
	Overlake.		
The capability of the land for	The Planning Commission will evaluate the capability of		
development including the	land for development, including the prevalence of sensitive		
prevalence of sensitive areas	areas as part of the individual review of the removal of the		
	Green Streets designation from the north side of NE 51 st		
	Street in the Overlake neighborhood. Although the removal		
	of this designation will not entail development, it may facili-		
	tate development of the abutting property.		
The capacity of public facilities	The amendment does not propose a change in land use inten-		
and services, and whether pub-	sity.		
lic facilities and services can be			
provided cost-effectively at the			
proposed density/intensity			
Whether the proposed land use	The Planning Commission will evaluate whether the removal		
designations or uses are com-	of the Green Streets designation from the north side of NE		
patible with nearby land use	51 st Street in the Overlake neighborhood is compatible with		
designations or uses	nearby land use designations or uses as part of the individual		
	review of this amendment.		

If the amendment proposes a	The amendment does not propose a change in land uses and
change in allowed uses in an	therefore will not violate the City's policy of no-net loss of
area, the need for the land uses	housing capacity.
which would be allowed and	
whether the change would re-	
sult in the loss of capacity to	
accommodate other needed	
uses, especially whether the	
proposed change complies with	
policy HO-16, the City's policy	
of no-net loss of housing capac-	
ity	
Potential general impacts to	It is not likely that there will be much impact to the natural
the natural environment, such	environment by removing the Green Streets designation from
as impact to critical areas and	the north side of NE 51 st Street in the Overlake neighbor-
other natural resources	hood. The property owner speculates that this proposal may
	allow for greater design flexibility in future developments to
	avoid impacts to any critical areas or other natural features.
Potential general economic	The proposed amendment to remove the Green Street desig-
impacts, such as impacts for	nation from the north side of NE 51 st Street in the Overlake
business, residents, property	neighborhood may facilitate development of a corporate
owners, or City Government	campus on the abutting property. Development of the prop-
	erty is expected to result in increased employment opportuni-
	ties and may increase the tax base for the City of Redmond.
For issues that have been con-	N/A
sidered within the last four an-	
nual updates, whether there	
has been a change in circum-	
stances that makes the pro-	
posed amendment appropriate	
or whether the amendment is	
needed to remedy a mistake	

AMENDMENT C3 – POLICY & REGULATORY REVISIONS IN OVERLAKE DESIGN DISTRICT (GROUP HEALTH)

Brief description of the proposed amendment:

The proposal involves a 28-acre property located on the east side of 152nd Avenue NE, north of NE 24th Street in the Overlake Neighborhood. The applicant is requesting policy and regulatory amendments for the Design District that applies to the Group Health property.

In general, the proposed policy amendment speaks to viewing redevelopment of the Group Health site as an exceptional opportunity to achieve regional, City and neighborhood goals favoring compact, mixed-use, transit-supportive development. The applicant envisions a vibrant, compact mix of residential, office, health care, retail and commercial uses with convenient opportunities to get to and from other locations, serve as a community gathering place, as well as a place to live and work, and have a sense of place. The applicant proposes to develop updates to the Design District policies and propose regulations for this site in coordination with the Overlake Neighborhood Plan update.

	Proposed Amendment	Impact to Subject Amendment
A1	Update and Implement the	The Overlake Neighborhood Plan update will be consid-
	Overlake Neighborhood	ered in coordination with changes to the Overlake Design
	Plan	District policies and regulations on the Group Health prop-
		erty, since the two are closely related. Refining the Over-
		lake Neighborhood Plan will likely impact the type, scope,
		and/or design of land uses contemplated on the Group
		Health site.
A2	Update Viewpoint	The update to the Viewpoint Neighborhood Plan is
	Neighborhood Plan	unlikely to affect the proposal related to the Group Health
		property.
A3	Shoreline Master Program	This amendment is unlikely to impact the Overlake Design
	Update	District proposal since the site contains no shorelines of
		the state.
A4	Updates to land use and	HCT planning is likely to affect the proposal related to the
	transportation policies and	Group Health property, since the property is near a pro-
	regulations related to high	posed light rail alignment in the Overlake neighborhood.
	capacity transit planning	
A5	Adoption of Financial	The evolution of functional plans will impact future devel-
	Functional Plan and Other	opment on the site since functional plans provide informa-
	Functional Plan Updates	tion about the future provision of public infrastructure.
B1	Transportation Master	TMP and Transportation Element updates could impact the
	Plan and Transportation	Group Health proposal in the areas of sidewalk standards
	Element Updates	and future transportation projects.

	Proposed Amendment	Impact to Subject Amendment
B2	Parking-related Policies &	Updates to parking policies and regulations in the Down-
	Regulations update to im-	town area are unlikely to affect this proposal, but may in-
	plement recommendations	fluence Overlake-wide parking strategies in the future.
	of Downtown parking	
	management study group	
B3	General Sewer Plan Up-	The General Sewer Plan Update will provide information
	date	about the level of expected sewer service in the Overlake
		Design District.
B4	Manufacturing-related	It is unlikely that changes to Manufacturing-related poli-
	policies & regulations up-	cies and regulations will impact the Overlake Design Dis-
	date	trict.
B5	North Redmond "Wedge"	It is unlikely that the "Wedge" Subarea Plan would impact
	Subarea Plan	the Overlake Design District update.
B6	Neighborhood Commercial	It is unlikely that changes to Neighborhood Commercial
	Policy & Regulatory Up-	policies and regulations would impact the Overlake Design
	date	District update.
B7	Overlake single-family	Updates to policies and regulations in the single-family
,	residential policy and regu-	portion of the Overlake neighborhood may impact the pro-
	latory update	posed policy and regulatory updates to the Overlake De-
	incory apares	sign District, although large parts of the Overlake em-
		ployment area separate the two areas; however, because
		the two are somewhat close in proximity, they should be
		considered in view of one another.
C 1	Land use and zoning	The amendment concerning the Keller property is unlikely
	change for the 127-acre	to affect the proposal related to the Group Health property.
	Keller property	The state of the s
C2	Remove Green Street des-	The proposal related to NE 51 st St. will not affect the pro-
	ignation on portion of NE	posal related to the Group Health property.
	51 st Street	
C3	Policy & regulatory revi-	N/A
	sions in the Overlake De-	
	sign District (Group	
	Health)	
D 1	Revise limits on restau-	It is unlikely that changes in allowed restaurant seating in
	rants in the Manufactur-	the Manufacturing Park zone will impact the Overlake De-
	ing Park zone (Pomegran-	sign District.
	ate)	
D2	Land use and zoning	The amendment concerning the Chee property is unlikely
	change from a Manufac-	to affect the proposal related to the Group Health property.
	turing Park (MP) designa-	
	tion to a Business Park	
	(BP) designation for the	
	Chee property.	

	Proposed Amendment	Impact to Subject Amendment
D3	Land use and zoning	The amendment concerning the Kent property is unlikely
	change from a Manufac-	to affect the proposal related to the Group Health property.
	turing Park (MP) designa-	
	tion to a Business Park	
	(BP) designation for the	
	Kent property.	
D4	Land use and zoning	The amendment concerning the Richardson property is
	change from Multi-Family	unlikely to affect the proposal related to the Group Health
	Urban/R-12 to General	property.
	Commercial for the	
	Richardson property	

Overall consistency with the Community Development Guide is being evaluated as part of the Planning Commission's review of updates to the Overlake neighborhood plan.

Consistency with the Comprehensive	Plan Amendment Criteria (Policy PI-16)
Consistency with the Growth Man-	The Planning Commission is evaluating the consis-
agement Act, the Procedural Crite-	tency of changes in ODD policies and regulations in
ria, VISION 2020 or its successor,	connection with the Group Health property with the
and the Countywide Planning Poli-	Growth Management Act, the procedural criteria and
cies	the Countywide Planning Policies as part of the review of this amendment.
Consistency with the Comprehen-	The Planning Commission is evaluating the consis-
sive Plan, including the preferred	tency of the amendment with the Comprehensive Plan
land use pattern in the Land Use	policies and the preferred land use pattern in the Land
Element	Use Element as part of the individual review of the
	changes in ODD policies and regulations.
The capability of the land for devel-	The Planning Commission is evaluating the capability
opment including the prevalence of	of land for development, including the prevalence of
sensitive areas	sensitive areas as part of the individual review of the
	changes in ODD policies and regulations.
The capacity of public facilities and	The Planning Commission is evaluating the capacity
services, and whether public facili-	and provision of public facilities and services as part of
ties and services can be provided	the individual review of the changes in ODD policies
cost-effectively at the proposed den-	and regulations.
sity/intensity	
Whether the proposed land use des-	The Planning Commission is evaluating whether the
ignations or uses are compatible	changes in ODD policies and regulations are compati-
with nearby land use designations	ble with nearby land use designations or uses as part of
or uses	the individual review of this amendment.

If the amendment proposes a	The Planning Commission is evaluating whether the
change in allowed uses in an area,	changes in ODD policies and regulations will adversely
the need for the land uses which	impact land capacity needed for anticipated growth,
would be allowed and whether the	especially housing. Currently, there is no housing on
change would result in the loss of	the property. The applicant proposes including resi-
capacity to accommodate other	dential uses on the redeveloped property.
needed uses, especially whether the	
proposed change complies with pol-	
icy HO-16, the City's policy of no-	
net loss of housing capacity	
Potential general impacts to the	The Planning Commission is evaluating the impact to
natural environment, such as im-	the natural environment by changing the ODD policies
pact to critical areas and other	and regulations during its review of the amendment.
natural resources	
Potential general economic impacts,	The proposed amendment to change the ODD policies
such as impacts for business, resi-	and regulations may provide additional revenue to the
dents, property owners, or City	City through new housing construction to the extent
Government	that new housing is a feature of the site development
	plan. Similarly, allowing a mix of uses including of-
	fice, health care, retail and commercial, may provide
	new business opportunities and City revenue.
For issues that have been considered	N/A
within the last four annual updates,	
whether there has been a change in	
circumstances that makes the pro-	
posed amendment appropriate or	
whether the amendment is needed	
to remedy a mistake	

AMENDMENT D1 – REVISE LIMITS ON RESTURANTS IN THE MANUFACTURING PARK (POMEGRANATE)

Brief description of the proposed amendment:

The proposed amendment would add a footnote to 20C.60.20-030, Permitted Land Uses in Business, Manufacturing and Industry Zones. The footnote would apply to eating and drinking establishments (sit-down/carry-out) in multi-tenant buildings in the Manufacturing Park zone. Now limited to a 50-person seating capacity, it would allow an increase to the lesser of seating for 100 people or 25% of gross floor area when the establishment is accessory to the manufacturing or assembly of food and kindred products.

A1 Update and Implement the Overlake Neighborhood Plan A2 Update Viewpoint Neighborhood Plan A3 Shoreline Master Program Update A4 Updates to land use and transportation policies and regulations related to high capacity transit planning A5 Adoption of Financial Functional Plan and Other It is unlikely that the update to the Viewpoint Neighborhood Plan would affect the amendment related to revising limits on restaurant seating uses in the MP zone. A1 Adoption of Financial Functional Plan and Other It is unlikely that the implementation and refinement of the Overlake Neighborhood Plan will affect the amendment related to revising limits on restaurant seating uses in the MP zone. A2 Update Viewpoint Neighborhood Plan would affect the amendment related to revising limits on restaurant seating uses in the MP zone. A1 Although a small amount of MP-zoned land is within the shoreline jurisdiction, it is not anticipated that the SMP update will affect this amendment related to expanding allowed uses in the MP zone, precisely because so little of the MP-zoned land is within the shoreline jurisdiction. It is possible that policy and regulatory changes related to HCT planning could bear upon land in the MP zoning designation in Southeast Redmond. The impact to the applicant is likely to be minimal given the applicant's location in the neighborhood relative to the proposed locations for an HCT corridor. A3 Adoption of Financial Functional Plan and Other	IXCIAL	Tonship to other proposed 200	
Overlake Neighborhood Plan will affect the amendment related to revising limits on restaurant seating in the MP zone. A2 Update Viewpoint Neighborhood Plan It is unlikely that the update to the Viewpoint Neighborhood Plan would affect the amendment related to revising limits on restaurant seating uses in the MP zone. A3 Shoreline Master Program Update It is unlikely that the update to the Viewpoint Neighborhood Plan would affect the amendment related to revising limits on restaurant seating uses in the MP zone. A4 Although a small amount of MP-zoned land is within the shoreline jurisdiction, it is not anticipated that the SMP update will affect this amendment related to expanding allowed uses in the MP zone, precisely because so little of the MP-zoned land is within the shoreline jurisdiction. A4 Updates to land use and transportation policies and regulations related to high capacity transit planning in the MP zone precisely because so little of the MP-zoned land is within the shoreline jurisdiction. B4 Updates to land use and transportation policies and regulations related to high capacity transit planning B4 Updates to land use and transportation policies and regulations related to high capacity transit planning B5 Adoption of Financial Functional Plan and Other B5 Adoption of Financial Functional Plan and Other		Proposed Amendment	Impact on Subject Amendment
Plan related to revising limits on restaurant seating in the MP zone. A2 Update Viewpoint Neighborhood Plan It is unlikely that the update to the Viewpoint Neighborhood Plan would affect the amendment related to revising limits on restaurant seating uses in the MP zone. A3 Shoreline Master Program Update A4 Update A5 Updates to land use and transportation policies and regulations related to high capacity transit planning A6 Adoption of Financial Functional Plan and Other Tit is unlikely that the update to the Viewpoint Neighborhood related to the Viewpoint Neighborhood related to the Viewpoint Neighborhood related to the MP zone. A6 Adoption of Financial Functional Plan and Other Tit is unlikely that the update to the Viewpoint Neighborhood related to the Viewpoint Neighborhood related to the Viewpoint Neighborhood limits on restaurant seating under the MP zone. A6 Adoption of Plan A6 Adoption of Financial Functional Plan and Other A7 Adoption of Financial Functional Plan and Other	A1	Update and Implement the	It is unlikely that the implementation and refinement of the
A2 Update Viewpoint Neighborhood Plan A3 Shoreline Master Program Update A4 Updates to land use and transportation policies and regulations related to high capacity transit planning A5 Adoption of Financial Functional Plan and Other A6 Update Viewpoint Neighborhood Plan would affect the amendment related to revising limits on restaurant seating uses in the MP zone. A1 A1 Shoreline Master Program Update A2 Update Will affect this amendment related to expanding allowed uses in the MP zone, precisely because so little of the MP-zoned land is within the shoreline jurisdiction. A5 Adoption of Financial Functional Plan and Other A6 Updates to land use and transportation policies and regulations related to high capacity transit planning A6 Adoption of Financial Functional Plan and Other		Overlake Neighborhood	Overlake Neighborhood Plan will affect the amendment
A2 Update Viewpoint Neighborhood Plan It is unlikely that the update to the Viewpoint Neighborhood Plan would affect the amendment related to revising limits on restaurant seating uses in the MP zone. A3 Shoreline Master Program Update A4 Updates to land use and transportation policies and regulations related to high capacity transit planning A5 Adoption of Financial Functional Plan and Other A6 In It is unlikely that the update to the Viewpoint Neighborhood Plan would affect the amendment related to revising limits on restaurant seating uses in the MP zone. A6 Although a small amount of MP-zoned land is within the shoreline jurisdiction, it is not anticipated that the SMP update will affect this amendment related to expanding allowed uses in the MP zone, precisely because so little of the MP-zoned land is within the shoreline jurisdiction. It is possible that policy and regulatory changes related to HCT planning could bear upon land in the MP zoning designation in Southeast Redmond. The impact to the applicant is likely to be minimal given the applicant's location in the neighborhood relative to the proposed locations for an HCT corridor. A6 Adoption of Financial Functional Plan and Other		Plan	related to revising limits on restaurant seating in the MP
A3 Shoreline Master Program Update A4 Updates to land use and regulations related to high capacity transit planning A5 Adoption of Financial Functional Plan and Other A6 Shoreline Master Program Update A6 Shoreline Master Program Update A6 Adoption of Financial Functional Plan and Other A6 Shoreline Master Program Update A6 Adoption of Financial Implement the Appliancy on restaurant seating uses in the MP zoned land is within the shoreline jurisdiction, it is not anticipated that the SMP update will affect this amendment related to expanding allowed uses in the MP zone, precisely because so little of the MP-zoned land is within the shoreline jurisdiction. A6 Updates to land use and transportation policies and regulations related to high capacity transit planning A7 Adoption of Financial Functional Plan and Other			zone.
A3 Shoreline Master Program Update	A2	Update Viewpoint	It is unlikely that the update to the Viewpoint Neighbor-
A3 Shoreline Master Program Update A1 Updates to land use and transportation policies and regulations related to high capacity transit planning A2 Adoption of Financial Functional Plan and Other A3 Shoreline Master Program Update A4 Although a small amount of MP-zoned land is within the shoreline jurisdiction, it is not anticipated that the SMP update will affect this amendment related to expanding allowed uses in the MP zone, precisely because so little of the MP-zoned land is within the shoreline jurisdiction. A5 Adoption of Financial Functional Plan and Other A6 Although a small amount of MP-zoned land is within the shoreline jurisdiction. A6 It is possible that policy and regulatory changes related to HCT planning could bear upon land in the MP zoning designation in Southeast Redmond. The impact to the applicant is likely to be minimal given the applicant's location in the neighborhood relative to the proposed locations for an HCT corridor. A6 Adoption of Financial Functional Plan and Other		Neighborhood Plan	hood Plan would affect the amendment related to revising
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allowed uses in the MP zone, precisely because so little of the MP-zoned land is within the shoreline jurisdiction. A4 Updates to land use and transportation policies and regulations related to high capacity transit planning capacity transit planning capacity transit planning A5 Adoption of Financial Functional Plan and Other allowed uses in the MP zone, precisely because so little of the MP-zoned land is within the shoreline jurisdiction. It is possible that policy and regulatory changes related to HCT planning could bear upon land in the MP zoning designation in Southeast Redmond. The impact to the applicant is likely to be minimal given the applicant is location in the neighborhood relative to the proposed locations for an HCT corridor. The potential adoption or update of functional plans to implement the Comprehensive Plan is unlikely to affect the		Update	shoreline jurisdiction, it is not anticipated that the SMP
allowed uses in the MP zone, precisely because so little of the MP-zoned land is within the shoreline jurisdiction. A4 Updates to land use and transportation policies and regulations related to high capacity transit planning capacity transit planning capacity transit planning A5 Adoption of Financial Functional Plan and Other allowed uses in the MP zone, precisely because so little of the MP-zoned land is within the shoreline jurisdiction. It is possible that policy and regulatory changes related to HCT planning could bear upon land in the MP zoning designation in Southeast Redmond. The impact to the applicant is likely to be minimal given the applicant is location in the neighborhood relative to the proposed locations for an HCT corridor. The potential adoption or update of functional plans to implement the Comprehensive Plan is unlikely to affect the		-	update will affect this amendment related to expanding
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transportation policies and regulations related to high capacity transit planning capacity to be minimal given the applicant's location in the neighborhood relative to the proposed locations for an HCT corridor. A5 Adoption of Financial Functional Plan and Other planning capacity transit planning capac			
regulations related to high capacity transit planning ignation in Southeast Redmond. The impact to the applicant is likely to be minimal given the applicant's location in the neighborhood relative to the proposed locations for an HCT corridor. A5 Adoption of Financial Functional Plan and Other ignation in Southeast Redmond. The impact to the applicant is likely to be minimal given the applicant is likely to the proposed locations for an HCT corridor. The potential adoption or update of functional plans to implement the Comprehensive Plan is unlikely to affect the	A4	Updates to land use and	It is possible that policy and regulatory changes related to
regulations related to high capacity transit planning ignation in Southeast Redmond. The impact to the applicant is likely to be minimal given the applicant's location in the neighborhood relative to the proposed locations for an HCT corridor. A5 Adoption of Financial Functional Plan and Other ignation in Southeast Redmond. The impact to the applicant is likely to be minimal given the applicant is likely to the proposed locations for an HCT corridor. The potential adoption or update of functional plans to implement the Comprehensive Plan is unlikely to affect the		transportation policies and	HCT planning could bear upon land in the MP zoning des-
in the neighborhood relative to the proposed locations for an HCT corridor. A5 Adoption of Financial Functional Plan and Other The potential adoption or update of functional plans to implement the Comprehensive Plan is unlikely to affect the		regulations related to high	
A5 Adoption of Financial Functional Plan and Other The potential adoption or update of functional plans to implement the Comprehensive Plan is unlikely to affect the		capacity transit planning	cant is likely to be minimal given the applicant's location
A5 Adoption of Financial Functional Plan and Other The potential adoption or update of functional plans to implement the Comprehensive Plan is unlikely to affect the			in the neighborhood relative to the proposed locations for
Functional Plan and Other plement the Comprehensive Plan is unlikely to affect the			an HCT corridor.
Functional Plan and Other plement the Comprehensive Plan is unlikely to affect the	A5	Adoption of Financial	The potential adoption or update of functional plans to im-
		-	
Functional Plan Updates amendment related to revising limits on restaurant seating		Functional Plan Updates	amendment related to revising limits on restaurant seating
in the MP zone.		•	_
B1 Transportation Master TMP and Transportation Element updates are unlikely to	B 1	Transportation Master	TMP and Transportation Element updates are unlikely to
Plan and Transportation impact the proposal to expand allowed seating in the MP		Plan and Transportation	impact the proposal to expand allowed seating in the MP
Element Updates zone.		Element Updates	

	Proposed Amendment	Impact on Subject Amendment
B2	Parking-related Policies & Regulations update to implement recommendations of Downtown parking	It is unlikely that updates to policies and regulations related to parking in Downtown will impact the amendment revising limits on restaurant seating in the MP zone.
D2	management study group	It is small both at the Comment Comment District Line and I in
В3	General Sewer Plan Update	It is unlikely that the General Sewer Plan Update will impact the amendment revising limits on restaurant seating in the MP zone.
B4	Manufacturing-related policies & regulations update	Updates to policies and regulations for MP-zoned land may impact this amendment since both deal with permitted uses in MP-zoned land. The review of both amendments should be coordinated.
B5	North Redmond "Wedge" Subarea Plan	It is unlikely that the "Wedge" Subarea Plan would impact this proposal to revising limits on restaurant seating in the MP zone since none of the area is zoned MP.
B6	Neighborhood Commercial Policy & Regulatory Up- date	It is unlikely that changes to Neighborhood Commercial policies and regulations would impact this proposal related to revising limits on restaurant seating since the two zones would continue to serve generally their respective (and different) land uses.
B7	Overlake single-family residential policy and regulatory update	Updates to policies and regulations in the single-family portion of the Overlake neighborhood are not expected to impact the proposed revision of limits on restaurant seating in Manufacturing Park zones.
C1	Land use and zoning change for the 127-acre Keller property	The proposed land use and zoning change for the Keller property is unlikely to impact the amendment revising limits on restaurant seating in the MP zone.
C2	Remove Green Street designation on portion of NE 51st Street	The removal of the Green Streets designation from the north side of NE 51 st Street in the Overlake neighborhood will not affect the amendment related to revising limits on restaurant seating in the MP zone.
C3	Policy & regulatory revisions in the Overlake Design District (Group Health)	Proposed changes to the Overlake Design District policies and regulations are unlikely to affect the amendment related to revising limits on restaurant seating in the MP zone.
D1	Revise limits on restau- rants in the Manufactur- ing Park zone (Pomegran- ate)	N/A
D2	Land use and zoning change from a Manufacturing Park (MP) designation to a Business Park (BP) designation for the Chee	A cumulative relationship may exist between the land use change from MP to BP on the Chee property and the revision of limits on restaurant seating in the MP zone, since both would alter permitted uses relative to what exists today.
	property.	

	Proposed Amendment	Impact on Subject Amendment
D3	Land use and zoning	A cumulative relationship may exist between the land use
	change from a Manufactur-	change from MP to BP on the Kent property and the revi-
	ing Park (MP) designation	sion of limits on restaurant seating in the MP zone, since
	to a Business Park (BP)	both would alter permitted uses relative to what exists to-
	designation for the Kent	day.
	property.	
D4	Land use and zoning	The potential change from a Multi-Family Urban designa-
	change from Multi-Family	tion to a General Commercial Designation is unlikely to
	Urban/R-12 to General	affect the amendment related to revising limits on restau-
	Commercial for the	rant seating in the MP zone.
	Richardson property	

This amendment requires a change to the text of the Community Development Guide. Overall consistency with the Community Development Guide will be evaluated as part of the Planning Commission's review of updates to the neighborhood plan.

Consistency with the Comprehensiv	e Plan Amendment Criteria (Policy PI-16)
Consistency with the Growth	The Planning Commission will evaluate the consistency
Management Act, the Procedural	of the proposed changes to the restaurant seating in the
Criteria, VISION 2020 or its suc-	MP zone with the Growth Management Act and the pro-
cessor, and the Countywide Plan-	cedural criteria and the Countywide Planning Policies as
ning Policies	part of the individual review of this amendment.
Consistency with the Comprehen-	The proposal would not change the preferred land use
sive Plan, including the preferred	pattern in the Land Use Element.
land use pattern in the Land Use	
Element	
The capability of the land for de-	The Planning Commission will evaluate the capability of
velopment including the preva-	land for development, including the prevalence of sensi-
lence of sensitive areas	tive areas as part of the individual review of the proposed
	changes to this amendment.
The capacity of public facilities	The capacity of public facilities and services and whether
and services, and whether public	public facilities and services can be provided cost effec-
facilities and services can be pro-	tively at the intensity allowed (slightly different uses al-
vided cost-effectively at the pro-	lowed in building envelope) will be considered as part of
posed density/intensity	the individual review of the proposed revisions to limits
	on restaurant seating in MP zones.
Whether the proposed land use	The applicant does not propose any change in land use
designations or uses are compati-	designation.
ble with nearby land use designa-	
tions or uses	

If the amendment proposes a change in allowed uses in an area, the need for the land uses which would be allowed and whether the	The Planning Commission will evaluate the need for the revised limits (100-seat eating/drinking establishments in the MP zone) during its individual review of the proposal. The proposal will not result in a loss of housing
change would result in the loss of capacity to accommodate other needed uses, especially whether the proposed change complies with policy HO-16, the City's policy of no-net loss of housing capacity	capacity since housing is not a permitted use in the MP zone.
Potential general impacts to the natural environment, such as impact to critical areas and other natural resources	The Planning Commission will evaluate potential general impacts to the natural environment during its individual review of the proposal. The amendment would not change the allowed building intensity, only the make-up of uses inside the building envelope.
Potential general economic impacts, such as impacts for business, residents, property owners, or City Government	Potential general economic impacts resulting from this amendment may include additional service sector jobs and associated consumer spending; they may also include the loss of space for other manufacturing uses and the jobs/spending in which those uses would have resulted.
For issues that have been considered within the last four annual updates, whether there has been a change in circumstances that makes the proposed amendment appropriate or whether the amendment is needed to remedy a mistake	N/A

AMENDMENT D2 – LAND USE AND ZONING CHANGE FROM A MANUFACTURING PARK (MP) DESIGNATION TO A BUSINESS PARK (BP) DESIGNATION FOR THE CHEE PROPERTY

Brief description of the proposed amendment:

The proposed amendment involves a 2.35-acre property located on the west side of East Lake Sammamish Place NE, south of NE 65th Street in the Southeast Redmond neighborhood. The applicant is requesting a land use designation change from a MP to a BP designation. He proposes to develop a mixed use building with multi-family dwellings on upper floors and business park and/or limited manufacturing uses on the ground floor. This property is adjacent to the Kent property, the subject of Amendment D3.

	Proposed Amendment	Impact to Subject Amendment
A1	Update and Implement the Overlake Neighborhood	The update to the Overlake Neighborhood Plan is unlikely to affect the proposal related to the Chee property.
A2 A3	Plan Update Viewpoint Neighborhood Plan Shoreline Master Program Update	The update to the Viewpoint Neighborhood Plan is unlikely to affect the proposal related to the Chee property. A small portion of the Chee property appears to be within the shoreline jurisdiction. However, it is unlikely that the SMP update will impact the proposal for the Chee property
A4	Updates to land use and transportation policies and regulations related to high capacity transit planning	given the nature of the SMP update. HCT planning is unlikely to impact the Chee property given the locations of likely HCT corridors.
A5	Adoption of Financial Functional Plan and Other Functional Plan Updates	The adoption of functional plans into the Comprehensive Plan is unlikely to affect the proposal related to the Chee property.
B1	Transportation Master Plan and Transportation Element Updates	Updates to the TMP and Transportation Element are unlikely to impact the proposal for the Chee property.

	Proposed Amendment	Impact to Subject Amendment
B2	Parking-related Policies &	Updates to parking policies and regulations in the Down-
	Regulations update to im-	town area are unlikely to affect the proposal on the Chee
	plement recommendations	property.
	of Downtown parking	
	management study group	
В3	General Sewer Plan Up-	The General Sewer Plan Update is unlikely to impact the
	date	proposal on the Chee property.
B4	Manufacturing-related	Since the Chee property is currently zoned MP, changes to
"	policies & regulations up-	allowed uses, site requirements, or other regulations gov-
	date	erning MP-zoned land could impact it. For example, pol-
	unte	icy or regulatory changes could impact how the applicant
		proceeds with his amendment.
B5	North Redmond "Wedge"	It is unlikely that the Wedge Subarea Plan would impact
	Subarea Plan	the proposal for the Chee property.
B6	Neighborhood Commercial	It is unlikely that updates to Neighborhood Commercial
Du	Policy & Regulatory Up-	policies and regulations would impact the proposal for the
	date	Chee property.
B 7	Overlake single-family	Updates to policies and regulations in the single-family
D /	residential policy and regu-	portion of the Overlake neighborhood are not expected to
	latory update	impact the proposed land use and zoning change on the
	latory update	Chee property.
C1	Land use and zoning	It is unlikely that the amendment related to the Keller
		property would impact the amendment on the Chee prop-
	change for the 127-acre Keller property	erty.
	Kener property	City.
C2	Remove Green Street des-	The proposal related to NE 51st St. is unlikely to affect the
	ignation on portion of NE	proposal related to the Chee property.
	51 st Street	
C3	Policy & regulatory revi-	The proposal related to the Overlake Design District poli-
	sions in the Overlake De-	cies and regulations is unlikely to affect the proposal re-
	sign District (Group	lated to the Chee property.
	Health)	
D1	Revise limits on restau-	It is unlikely that abanges in allowed restaurant sections in
D 1	rants in the Manufactur-	It is unlikely that changes in allowed restaurant seating in the Manufacturing Park zone will impact the proposal for
	ing Park zone (Pomegran-	the Chee property given that the property does not cur-
D2	ate)	rently house a food manufacturing or assembly business.
D2	Land use and zoning	N/A
	change from a Manufac-	
	turing Park (MP) designa-	
	tion to a Business Park	
	(BP) designation for the	
	Chee property.	

	Proposed Amendment	Impact to Subject Amendment
D3	Land use and zoning	The proposal for the Kent property is directly related to the
	change from a Manufac-	Chee proposal. The applicants own adjacent property and
	turing Park (MP) designa-	are requesting the same land-use change. The two propos-
	tion to a Business Park	als should be considered together.
	(BP) designation for the	
	Kent property.	
D4	Land use and zoning	The potential change from a Multi-Family Urban designa-
	change from Multi-Family	tion to a General Commercial Designation is unlikely to
	Urban/R-12 to General	affect the Chee property proposal.
	Commercial for the	
	Richardson property	

The proposal would require map amendments to the Redmond Community Development Guide. Overall consistency with the Community Development Guide will be evaluated as part of the Planning Commission's individual review of this proposal.

Consistency with the Comprehensive Plan Amendment Criteria (Policy PI-16)		
Consistency with the Growth	The Planning Commission will evaluate the consistency of	
Management Act, the Proce-	the change from MP designation to BP designation on the	
dural Criteria, VISION 2020	Chee property with the Growth Management Act, the proce-	
or its successor, and the Coun-	dural criteria and the Countywide Planning Policies as part	
tywide Planning Policies	of the review of this amendment.	
Consistency with the Compre-	The Planning Commission will evaluate the consistency of	
hensive Plan, including the	the amendment with the Comprehensive Plan policies and	
preferred land use pattern in	the preferred land use pattern in the Land Use Element as	
the Land Use Element	part of the individual review of the change from MP designa-	
	tion to BP designation on the Chee property.	
The capability of the land for	The Planning Commission will evaluate the capability of	
development including the	land for development, including the prevalence of sensitive	
prevalence of sensitive areas	areas as part of the individual review of the change from MP	
	designation to BP designation on the Chee property.	
The capacity of public facilities	The Planning Commission will evaluate the capacity and	
and services, and whether pub-	provision of public facilities and services as part of the indi-	
lic facilities and services can be	vidual review of the change from MP designation to BP des-	
provided cost-effectively at the	ignation on the Chee property.	
proposed density/intensity		
Whether the proposed land use	The Planning Commission will evaluate whether the change	
designations or uses are com-	from MP designation to BP designation on the Chee property	
patible with nearby land use	is compatible with nearby land use designations or uses as	
designations or uses	part of the individual review of this amendment.	

If the amendment proposes a	The Planning Commission will evaluate whether the change
change in allowed uses in an	from MP designation to BP designation on the Chee property
area, the need for the land uses	will adversely impact land capacity needed for anticipated
which would be allowed and	growth, especially housing. Note that the proposal specifi-
whether the change would re-	cally seeks to add housing capacity as part of a mixed-use
sult in the loss of capacity to	development.
accommodate other needed	•
uses, especially whether the	
proposed change complies with	
policy HO-16, the City's policy	
of no-net loss of housing capac-	
ity	
Potential general impacts to	The Planning Commission will evaluate the impact to the
the natural environment, such	natural environment by changing from MP designation to BP
as impact to critical areas and	designation on the Chee property during its review of the
other natural resources	amendment.
Potential general economic	The proposed amendment to change from MP designation to
impacts, such as impacts for	BP designation on the Chee property may provide additional
business, residents, property	employment within the City, and also additional tax revenue,
owners, or City Government	by increasing the likelihood that the property owner will de-
-	velop the property. It would also limit economic opportuni-
	ties associated with manufacturing park uses.
For issues that have been con-	A similar, but not identical, amendment was considered as
sidered within the last four an-	part of the 2006-07 Comprehensive Plan amendment pack-
nual updates, whether there	age. This proposal differs both in content and scope.
has been a change in circum-	
stances that makes the pro-	
posed amendment appropriate	
or whether the amendment is	
needed to remedy a mistake	
1	

AMENDMENT D3 – LAND USE AND ZONING CHANGE FROM A MANUFACTURING PARK (MP) DESIGNATION TO A BUSINESS PARK (BP) DESIGNATION FOR THE KENT PROPERTY

Brief description of the proposed amendment:

The proposed amendment involves a 0.76-acre property located on the west side of East Lake Sammamish Place NE, south of NE 65th Street in the Southeast Redmond neighborhood. The applicant is requesting a land use designation change from a MP to a BP designation. He proposes to develop a mixed use building with multi-family dwellings on upper floors and business park and/or limited manufacturing uses on the ground floor. This property is adjacent to the Chee property, the subject of Amendment D2.

	Proposed Amendment	Impact to Subject Amendment
A1	Update and Implement the	The update to the Overlake Neighborhood Plan is unlikely
	Overlake Neighborhood	to affect the proposal related to the Kent property.
	Plan	
A2	Update Viewpoint	The update to the Viewpoint Neighborhood Plan is
	Neighborhood Plan	unlikely to affect the proposal related to the Kent property.
A3	Shoreline Master Program	Approximately one-third of the Kent property appears to
	Update	be within the shoreline jurisdiction, and so updates to the
		Shoreline Master Program could impact this amendment.
		However, any impact is likely to be minimal given the ex-
		pected nature of the SMP update.
A4	Updates to land use and	HCT planning is unlikely to impact the proposal for the
	transportation policies and	Kent property given the locations of likely HCT corridors.
	regulations related to high	
	capacity transit planning	
	Al a em l	
A5	Adoption of Financial	The adoption of functional plans into the Comprehensive
	Functional Plan and Other	Plan is unlikely to affect the proposal related to the Kent
	Functional Plan Updates	property.
B 1	Transportation Master	Updates to the TMP and Transportation Element are
	Plan and Transportation	unlikely to impact the proposal for the Kent property.
	Element Updates	

	Proposed Amendment	Impact to Subject Amendment
B2	Parking-related Policies &	Updates to parking policies and regulations in the Down-
	Regulations update to im-	town area are unlikely to affect the proposal on the Kent
	plement recommendations	property.
	of Downtown parking	r ·r· ·y·
	management study group	
B3	General Sewer Plan Up-	The General Sewer Plan Update is unlikely to impact the
Do	date	proposal on the Kent property.
B4	Manufacturing-related	Since the Kent property is currently zoned MP, changes to
דע	policies & regulations up-	allowed uses, site requirements, or other regulations gov-
	date	erning MP-zoned land could impact it. For example, pol-
	uate	icy or regulatory changes could impact how the applicant
		proceeds with his amendment.
D.5	Nowth Dodmond "Wodgo?"	It is unlikely that the Wedge Subarea Plan would impact
B5	North Redmond "Wedge" Subarea Plan	the proposal for the Kent property.
D/	Neighborhood Commercial	It is unlikely that updates to Neighborhood Commercial
B6	S	
	Policy & Regulatory Up-	policies and regulations would impact the proposal for the
D7	date	Kent property.
B7	Overlake single-family	Updates to policies and regulations in the single-family
	residential policy and regu-	portion of the Overlake neighborhood are not expected to
	latory update	impact the proposed land use and zoning change on the
		Kent property.
C 1	Land use and zoning	It is unlikely that the amendment related to the Keller
	change for the 127-acre	property would impact the amendment on the Kent prop-
	Keller property	erty.
C2	Remove Green Street des-	The proposal related to NE 51 st St. is unlikely to affect the
	ignation on portion of NE	proposal related to the Kent property.
	51 st Street	proposar relation to the reent property.
C3	Policy & regulatory revi-	The proposal related to the Overlake Design District poli-
	sions in the Overlake De-	cies and regulations is unlikely to affect the proposal re-
	sign District (Group	lated to the Kent property.
	Health)	Timou to the front property.
	,	
D1	Revise limits on restau-	It is unlikely that changes in allowed restaurant seating in
	rants in the Manufactur-	the Manufacturing Park zone will impact the proposal for
	ing Park zone (Pomegran-	the Kent property given that the property does not cur-
	ate)	rently house a food manufacturing or assembly business.
D2	Land use and zoning	The proposal for the Chee property is directly related to
	change from a Manufac-	the Kent proposal. The applicants own adjacent property
	turing Park (MP) designa-	and are requesting the same land-use change. The two
	tion to a Business Park	proposals should be considered together.
	(BP) designation for the	
	Chee property.	

	Proposed Amendment	Impact to Subject Amendment
D3	Land use and zoning	N/A
	change from a Manufac-	
	turing Park (MP) designa-	
	tion to a Business Park	
	(BP) designation for the	
	Kent property.	
D4	Land use and zoning	The potential change from a Multi-Family Urban designa-
	change from Multi-Family	tion to a General Commercial Designation is unlikely to
	Urban/R-12 to General	affect the Kent property proposal.
	Commercial for the	
	Richardson property	

The proposal would require map amendments to the Redmond Community Development Guide. Overall consistency with the Community Development Guide will be evaluated as part of the Planning Commission's individual review of this proposal.

Consistency with the Comprehensive Plan Amendment Criteria (Policy PI-16)		
Consistency with the Growth	The Planning Commission will evaluate the consistency of	
Management Act, the Proce-	the change from MP designation to BP designation on the	
dural Criteria, VISION 2020	Kent property with the Growth Management Act, the proce-	
or its successor, and the Coun-	dural criteria and the Countywide Planning Policies as part	
tywide Planning Policies	of the review of this amendment.	
Consistency with the Compre-	The Planning Commission will evaluate the consistency of	
hensive Plan, including the	the amendment with the Comprehensive Plan policies and	
preferred land use pattern in	the preferred land use pattern in the Land Use Element as	
the Land Use Element	part of the individual review of the change from MP designa-	
	tion to BP designation on the Kent property.	
The capability of the land for	The Planning Commission will evaluate the capability of	
development including the	land for development, including the prevalence of sensitive	
prevalence of sensitive areas	areas as part of the individual review of the change from MP	
	designation to BP designation on the Kent property.	
The capacity of public facilities	The Planning Commission will evaluate the capacity and	
and services, and whether pub-	provision of public facilities and services as part of the indi-	
lic facilities and services can be	vidual review of the change from MP designation to BP des-	
provided cost-effectively at the	ignation on the Kent property.	
proposed density/intensity		
Whether the proposed land use	The Planning Commission will evaluate whether the change	
designations or uses are com-	from MP designation to BP designation on the Kent property	
patible with nearby land use	is compatible with nearby land use designations or uses as	
designations or uses	part of the individual review of this amendment.	

If the amendment proposes a	The Planning Commission will evaluate whether the change
change in allowed uses in an	from MP designation to BP designation on the Kent property
area, the need for the land uses	will adversely impact land capacity needed for anticipated
which would be allowed and	growth, especially housing. Note that the proposal specifi-
whether the change would re-	cally seeks to add housing capacity as part of a mixed-use
sult in the loss of capacity to	development.
accommodate other needed	
uses, especially whether the	
proposed change complies with	
policy HO-16, the City's policy	
of no-net loss of housing capac-	
ity	
Potential general impacts to	The Planning Commission will evaluate the impact to the
the natural environment, such	natural environment by changing from MP designation to BP
as impact to critical areas and	designation on the Kent property during its review of the
other natural resources	amendment.
Potential general economic	The proposed amendment to change from MP designation to
impacts, such as impacts for	BP designation on the Kent property may provide additional
business, residents, property	employment within the City, and also additional tax revenue,
owners, or City Government	by increasing the likelihood that the property owner will de-
	velop the property. It would also limit economic opportuni-
	ties associated with manufacturing park uses.
For issues that have been con-	N/A
sidered within the last four an-	
nual updates, whether there	
has been a change in circum-	
stances that makes the pro-	
posed amendment appropriate	
or whether the amendment is	
needed to remedy a mistake	

AMENDMENT D4 – LAND USE AND ZONING CHANGE FROM A MULTI-FAMILY URBAN DESIGNATION (R-12 ZONING) TO A GENERAL COMMERCIAL (GC) DESIGNATION FOR THE RICHARDSON PROPERTY

Brief description of the proposed amendment:

The proposed amendment involves a 0.66-acre property located between Old Redmond Road and W. Lake Sammamish Parkway NE in the Grass Lawn neighborhood. The applicant is requesting a land use designation change from a Multi-Family Urban (R-12 zoning) to General Commercial with the GC zoning designation. She proposes to develop a mixed use building with townhomes on the upper floors and general commercial uses on the ground level.

Relationship to other proposed 2007-08 amendments

	Proposed Amendment	Impact to Subject Amendment
A1	Update and Implement the Overlake Neighborhood Plan	The update to the Overlake Neighborhood Plan is unlikely to affect the proposal related to the Richardson property.
A2	Update Viewpoint Neighborhood Plan	The update to the Viewpoint Neighborhood Plan is unlikely to affect the proposal related to the Richardson property.
A3	Shoreline Master Program Update	None of the Richardson property is within the shoreline jurisdiction, and so updates to the Shoreline Master Program will not impact this amendment.
A4	Updates to land use and transportation policies and regulations related to high capacity transit planning	HCT planning is unlikely to impact the proposal for the Richardson property.
A5	Adoption of Financial Functional Plan and Other Functional Plan Updates	The adoption of functional plans into the Comprehensive Plan is unlikely to affect the proposal related to the Richardson property.
B1	Transportation Master Plan and Transportation Element Updates	TMP and Transportation Element updates are unlikely to impact the proposal for the Richardson property.
B2	Parking-related Policies & Regulations update to implement recommendations of Downtown parking management study group	Updates to parking policies and regulations in the Downtown area are unlikely to affect the proposal on the Richardson property.

Attachment 1: Review Matrices
Proposed 2007-08 Comprehensive Plan Amendments

	Proposed Amendment	Impact to Subject Amendment
В3	General Sewer Plan Up-	The General Sewer Plan Update is unlikely to impact the
	date	proposal on the Richardson property.
B4	Manufacturing-related	Changes to manufacturing-related policies and regulations
	policies & regulations up-	are unlikely to impact the Richardson property proposal
	date	since it is not zoned MP or near land that is zoned MP.
B5	North Redmond "Wedge"	It is unlikely that the Wedge Subarea Plan would impact
	Subarea Plan	the proposal for the Richardson property since the two are
		far apart and topically distinct.
B6	Neighborhood Commercial	It is possible that updates to Neighborhood Commercial
	Policy & Regulatory Up-	policies and regulations would impact the proposal for the
	date	Richardson property since both relate to commercial uses.
B 7	Overlake single-family	Updates to policies and regulations in the single-family
""	residential policy and regu-	portion of the Overlake neighborhood are not expected to
	latory update	impact the proposed land use and zoning change on the
	intory aparet	Richardson property.
C1	Land use and zoning	It is unlikely that the amendment related to the Keller
	change for the 127-acre	property would impact the amendment on the Richardson
	Keller property	property.
	rener property	property.
C2	Remove Green Street des-	The proposal related to NE 51 st St. is unlikely to affect the
	ignation on portion of NE	proposal related to the Richardson property.
	51 st Street	
C3	Policy & regulatory revi-	The proposal related to the Overlake Design District poli-
	sions in the Overlake De-	cies and regulations is unlikely to affect the proposal re-
	sign District (Group	lated to the Richardson property.
	Health)	
D1	Revise limits on restau-	It is unlikely that changes in allowed restaurant seating in
D1	rants in the Manufactur-	the Manufacturing Park zone will impact the proposal for
	ing Park zone (Pomegran-	the Richardson property given that the property is not
	ate)	within or near an MP zone.
D2	Land use and zoning	The proposal for the Chee property is unlikely to impact
	change from a Manufac-	the Richardson property proposal.
	turing Park (MP) designa-	r r . r . r . r . r . r . r . r . r
	tion to a Business Park	
	(BP) designation for the	
	Chee property.	
D3	Land use and zoning	The proposal for the Kent property is unlikely to impact
	change from a Manufac-	the Richardson property proposal.
	turing Park (MP) designa-	1 1 11 1
	tion to a Business Park	
	(BP) designation for the	
	Kent property.	

	Proposed Amendment	Impact to Subject Amendment
D4	Land use and zoning	N/A
	change from Multi-Family	
	Urban/R-12 to General	
	Commercial for the	
	Richardson property	

The proposal would require map amendments to the Redmond Community Development Guide. Overall consistency with the Community Development Guide will be evaluated as part of the Planning Commission's individual review of this proposal.

Consistency with the Comprehensive Plan Amendment Criteria (Policy PI-16)		
Consistency with the Growth Man-	The Planning Commission will evaluate the consis-	
agement Act, the Procedural Crite-	tency of the change from a Multi-Family Urban desig-	
ria, VISION 2020 or its successor,	nation to a GC designation on the Richardson property	
and the Countywide Planning Poli-	with the Growth Management Act, the procedural crite-	
cies	ria and the Countywide Planning Policies as part of the	
	review of this amendment.	
Consistency with the Comprehen-	The Planning Commission will evaluate the consis-	
sive Plan, including the preferred	tency of the amendment with the Comprehensive Plan	
land use pattern in the Land Use	policies and the preferred land use pattern in the Land	
Element	Use Element as part of the individual review of the	
	change from Multi-Family Urban to GC designation on	
	the Richardson property.	
The capability of the land for devel-	The Planning Commission will evaluate the capability	
opment including the prevalence of	of land for development, including the prevalence of	
sensitive areas	sensitive areas as part of the individual review of the	
	change from Multi-Family Urban to GC designation on	
	the Richardson property.	
The capacity of public facilities and	The Planning Commission will evaluate the capacity	
services, and whether public facili-	and provision of public facilities and services as part of	
ties and services can be provided	the individual review of the change from Multi-Family	
cost-effectively at the proposed den-	Urban to GC designation on the Richardson property.	
sity/intensity		
Whether the proposed land use des-	The Planning Commission will evaluate whether the	
ignations or uses are compatible	change from Multi-Family Urban to GC designation on	
with nearby land use designations	the Richardson property is compatible with nearby land	
or uses	use designations or uses as part of the individual review	
	of this amendment.	

You have	
If the amendment proposes a	The Planning Commission will evaluate whether the
change in allowed uses in an area,	change from Multi-Family Urban to GC designation on
the need for the land uses which	the Richardson property will adversely impact land ca-
would be allowed and whether the	pacity needed for anticipated growth, especially hous-
change would result in the loss of	ing.
capacity to accommodate other	
needed uses, especially whether the	
proposed change complies with pol-	
icy HO-16, the City's policy of no-	
net loss of housing capacity	
Potential general impacts to the	The Planning Commission will evaluate the impact to
natural environment, such as im-	the natural environment by changing from Multi-
pact to critical areas and other	Family Urban to GC designation on the Richardson
natural resources	property during its review of the amendment.
Potential general economic impacts,	The proposed amendment to change from Multi-Family
such as impacts for business, resi-	Urban to General Commercial on the Richardson prop-
dents, property owners, or City	erty may provide additional employment within the
Government	City, and also additional tax revenue, by increasing the
	range of uses allowed on the property.
For issues that have been considered	N/A
within the last four annual updates,	
whether there has been a change in	
circumstances that makes the pro-	
posed amendment appropriate or	
whether the amendment is needed	
to remedy a mistake	
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